

Butlers

thoughtful estate agency

28 Egmont Road
Sutton, SM2 5JN
Offers over £300,000



28 Egmont Road, Sutton, SM2 5JN

Offered in excellent order throughout, this second (top) floor, 2 bedroom, converted apartment boasts a fabulous layout that is totally unique. So what makes it so special? Having a generous lounge/diner, there is ample space to not just relax in and catch up on your favorite box set in front of the TV, but there is also an area for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties! As the modern kitchen is adjacent to the living area, it's perfect for conversing with friends, whilst you cook and they kick back and relax. The good sizes continue throughout, with a bathroom being that is a sanctuary of style and peace with a separate w/c on the split level landing. The master bedroom is also room that you can look forward to a restful nights sleep in, with a further single bedroom that would also be ideal for setting up a home office in. Location wise, Egmont Road is an extremely coveted and leafy location, which is also within striking distance to fantastic local amenities at hand in Sutton, with Sutton Mainline station proving links into the City within half an hour. So what are you waiting for? Also boasting fabulous private garden, don't delay and miss out on this little gem! *Please note the lease is currently in the process of being extended



- FIRST FLOOR

Entrance Hallway

Bathroom

7'5 x 6' (2.26m x 1.83m)

HALF LANDING

Separate W/C

5'10 x 2'7 (1.78m x 0.79m)

SECOND FLOOR

Landing

Living/Dining Room

13'11 x 13'9 maximum (4.24m x 4.19m maximum)

Kitchen

10'11 x 6'11 (3.33m x 2.11m)

Bedroom

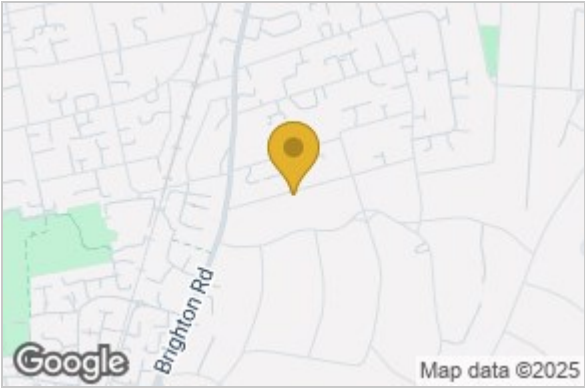
13'7 x 10'11 (4.14m x 3.33m)
- Bedroom

10'6 x 8'2 maximum (3.20m x 2.49m maximum)

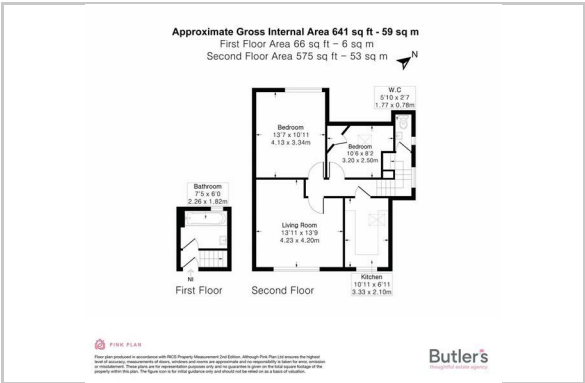
OUTSIDE

Private Garden

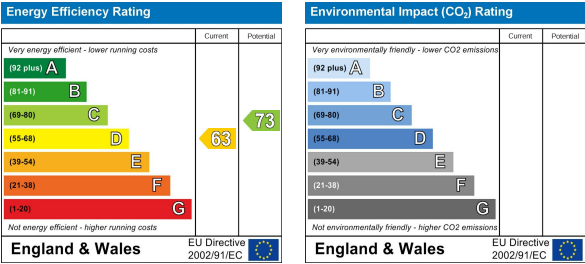
Area Map



Floor Plan



Energy Efficiency Graph



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