

Butler's

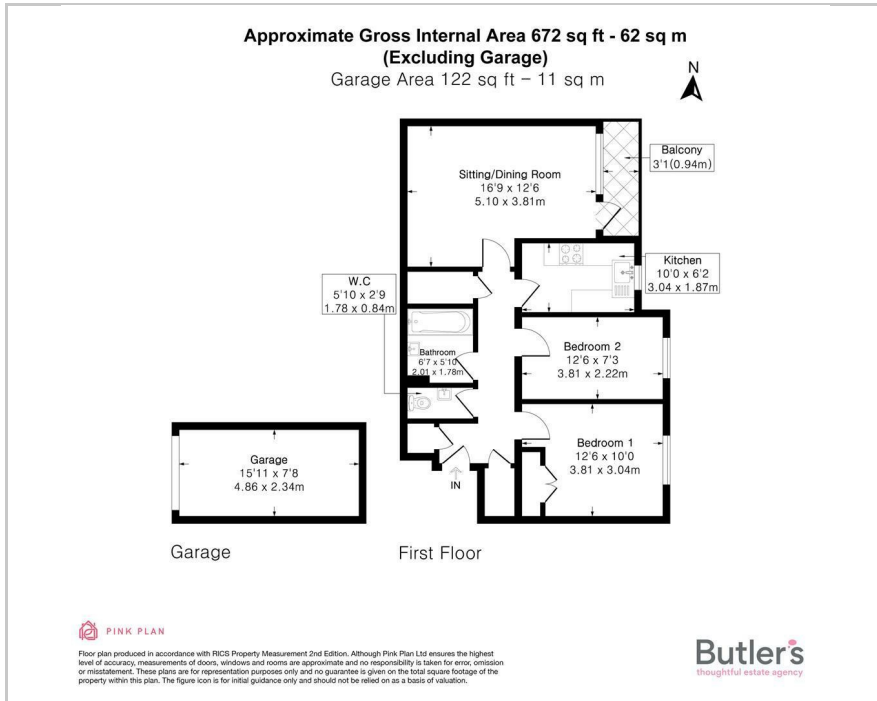
thoughtful estate agency



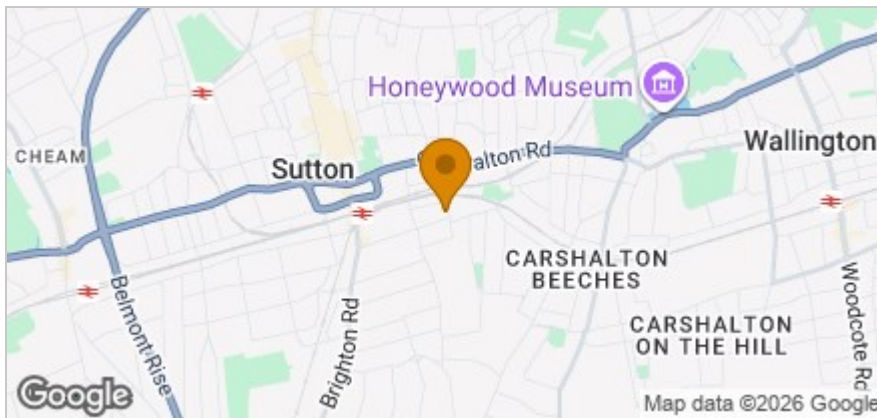
Eaton Road, Sutton, SM2 5DN
Guide price £300,000



Floor Plan



Area Map



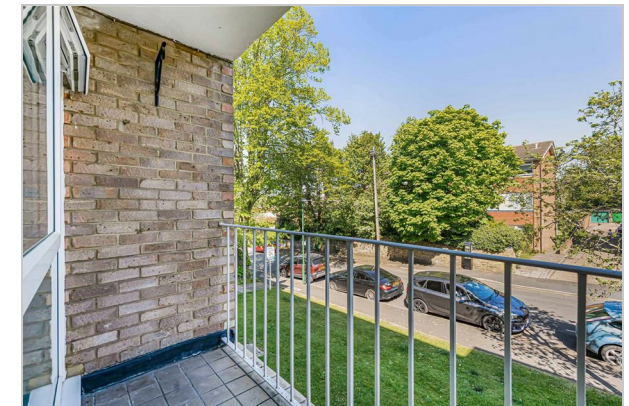
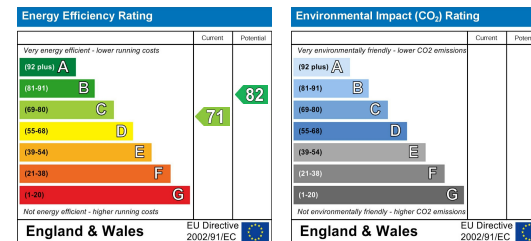
Accommodation

- **GUIDE PRICE £300,000 - £325,000**
- **NO ONWARD CHAIN**
- Spacious first floor two-bedroom apartment in sought-after South Sutton
- Generous living/dining room ideal for relaxing and entertaining
- Private enclosed balcony providing valuable outdoor space
- Modern, well-appointed kitchen with ample storage and workspace
- Large principal bedroom with integrated built-in wardrobes
- Long lease with low ground rent
- Great access to outstanding schooling & amenities
- Garage en-bloc

Viewing

Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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