

# Butler's

thoughtful estate agency



High Street  
Sutton, SM1 1AJ

Offers in the region of £375,000



# High Street

Sutton, SM1 1AJ

The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central location, right in the hustle and bustle where everything is at your fingertips? At Charlotte House, you can have it all, being in such a convenient location, with the added lustre of being in a block that is only around 5 years old. Inside, this modern apartment will impress with its amazing open plan layout in the kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your large bed and wardrobes in both the rooms! Kids, guests, flat mate or home office - nobody will be disappointed! Finishing off this wonderful home is a fabulous modern bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. Do you like to entertain or have children? We've got great news! The property doesn't just have the huge benefit of having a private balcony, but also a communal roof terrace to sample some fresh air. If you yearn for something even larger, there is an excellent selection of open green spaces close by and benefit of fantastic schooling if needed. Location-wise it couldn't get any better, being located at the foot of the high street, there is a fantastic array of restaurants and amenities, along with Sutton Mainline and Common stations whizzing you up into town in no time at all!





## THIRD FLOOR

### Hallway

Living/Dining Room/Kitchen  
62'4" x 32'9" x 45'11" x 9'10" (19'10 x 14'3)

### Bedroom

19'9 x 14'8 maximum (6.02m x 4.47m maximum)

### En-Suite

7'3 x 6'1 (2.21m x 1.85m)

### Bedroom

19'9 x 10' (6.02m x 3.05m)

### Bathroom

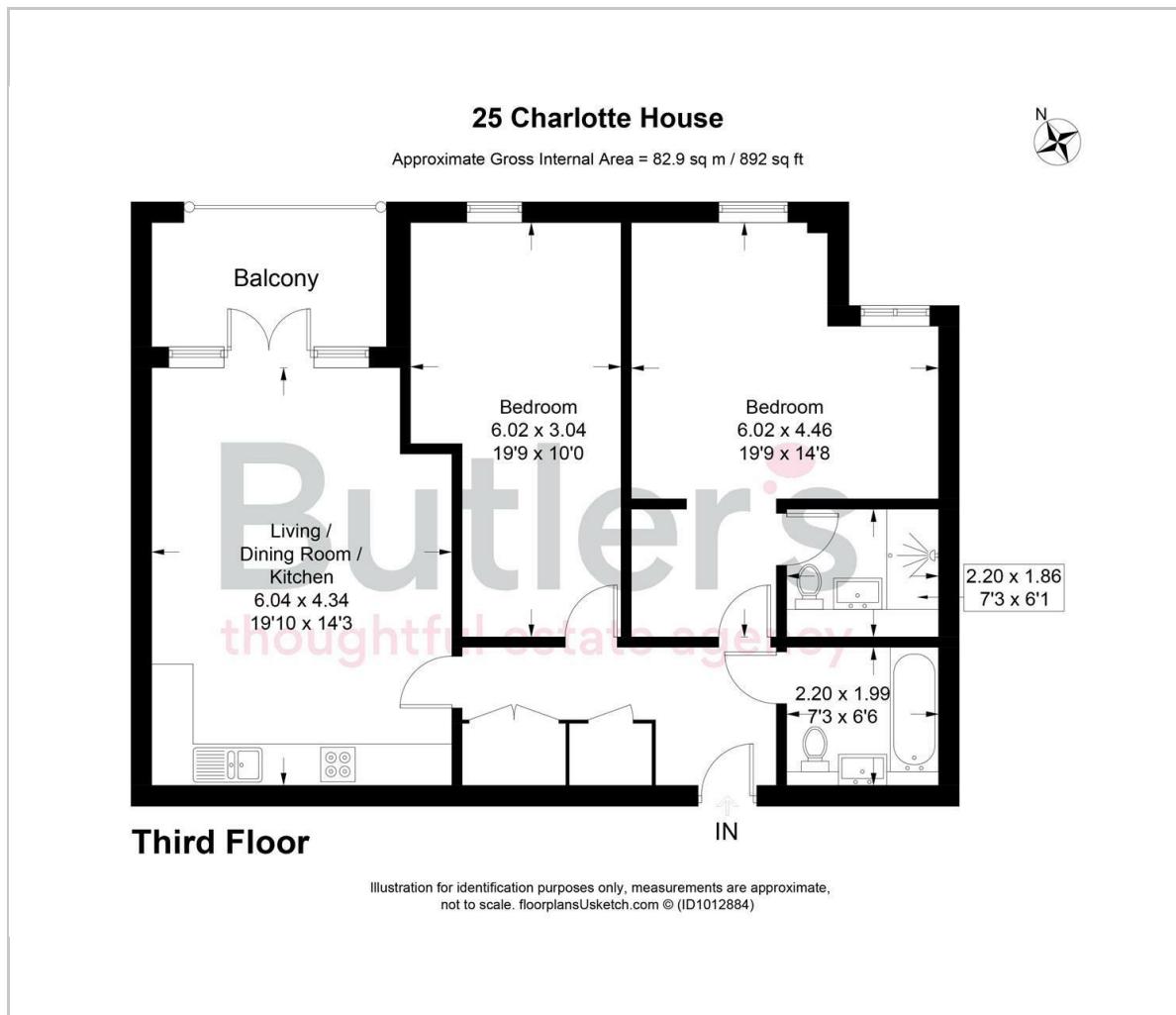
7'3 x 6'1 (2.21m x 1.85m)

### OUTSIDE

Private Balcony

Communal Recreational Area

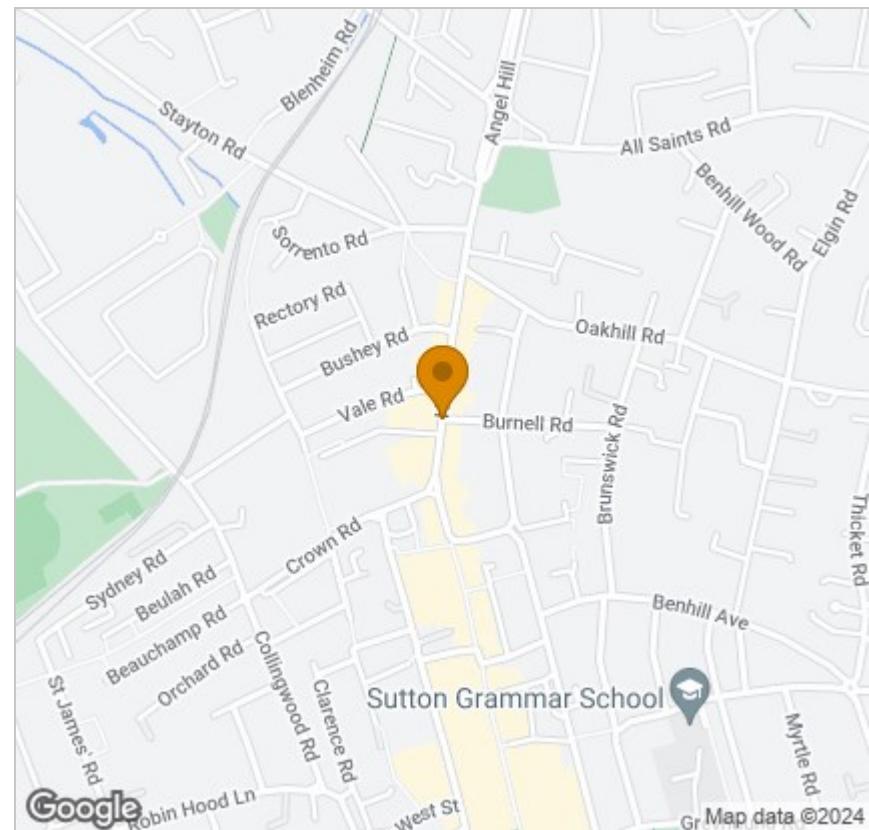
## Floor Plan



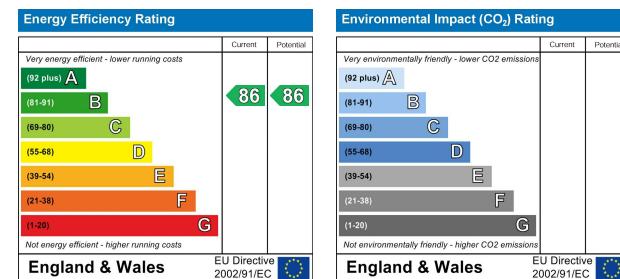
## Viewing

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

## Area Map



## Energy Efficiency Graph



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