

# Butler's

thoughtful estate agency

Throwley Way  
Sutton, SM1 4FD  
Offers over £190,000





# Throwley Way, Sutton, SM1 4FD

**PARKING & NO CHAIN!** If you are looking to live in a central, landmark development, we're sure you are finding that there is very little choice of quality apartments on the market, with you possibly having to settle for something that isn't quite right. The great news is that Aspects just ticks so many boxes, with this particular property being the original show home and still offered in excellent condition throughout. As the building has also been recently refurbished, you'll love pulling up to the block after a hard day at work and into your lovely home, which is such a wonderful place to live. The spacious layout covers all bases and a real crowd-pleaser, with all the rooms being in perfect harmony with each other. The contemporary kitchen is a great place to cook up a storm in, with a good amount of work surfaces, perfect for when your guests come over and you throw one of your famous dinner parties. Additionally, the fantastic open plan lounge really is a large space, with enough room to not just relax in, but also to dine comfortably. This amazing apartment also has an 'ace up its sleeve' - a wonderful master bedroom with an integrated wardrobe, flanking the bathroom. So, what about location? Well, you really are in arguably the the most sought after area in Sutton for apartment living, centrally located, being within an extremely short walk into town, with a vast selection of shopping facilities, restaurants and bars with the mainline station whizzing you up into London in under half an hour. So, downsides? Well, if you consider this property also boasts the huge benefit of having parking, no onward chain, a concierge AND residents gym, we're struggling to find any!



## RAISED GROUND FLOOR

Hallway

Living/Dining Room/Kitchen  
27'5 x 10'5 (8.36m x 3.18m)

Bedroom  
13'11 x 8'5 (4.24m x 2.57m)

Bathroom

OUTSIDE

Allocated Parking

RESIDENTS BENEFITS

Gymnasium

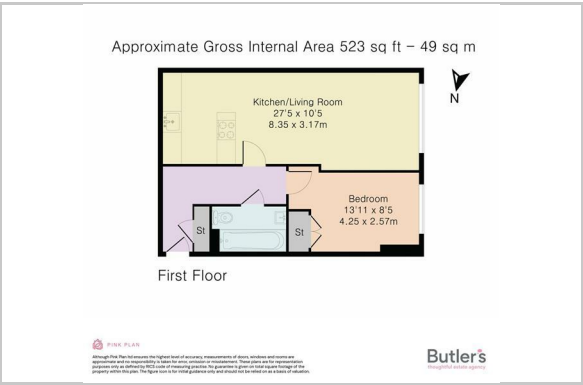
Concierge



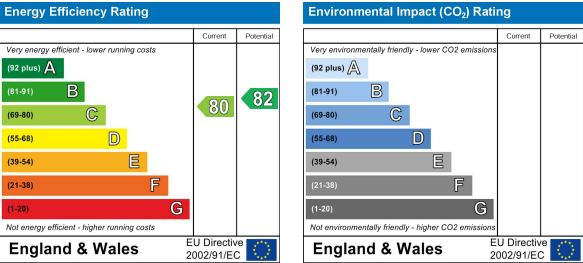
# Area Map



# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.