



Sutton Grove Sutton, SM1 4TG

Few apartments come to market that offer as much as Hogarth House. Being such a great layout and size, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has space for you to dine, whether it be with family or friends, grabbing breakfast before work or even when you throw one of your dinner parties. What's more, all the light and airy rooms are flooded with natural light, as you are situated on the second floor. So, what about the rest of the property? Well you'll certainly not be disappointed with the spacious kitchen that has more than enough space to cook up a storm in. When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights sleep in your generous master bedroom that is a sanctuary of style and peace - with you also having lots of space for your wardrobes. All the rooms are served by a family bathroom that you can really chill out and relax in after a hard day of video calls. Outside, the landscaped gardens wrap around the building, but the property features another big bonus - a garage en-bloc - super convenient for when you arrive home after a long day. Lastly we have to mention the location. Situated close to Sutton & Carshalton, you are only a short distance from the mainline stations, with the high street having a vast array of fabulous shopping & amenities!

Guide price £230,000



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- Spacious one bedroom purpose built apartment
- Large & bright living/dining room
- modern bathroom
- NO ONWARD CHAIN
- Kitchen with ample workspace
- Garage en-bloc
- Second floor
- Well proportioned bedroom with space for wardrobes
- Excellent location, close to excellent transport links & amenities

SECOND FLOOR

Hallway

Living/Dining Room

17'5 x 10'5 (5.31m x 3.18m)

Kitchen

10'4 x 8'7 (3.15m x 2.62m)

Bedroom

14'2 x 10'3 (4.32m x 3.12m)

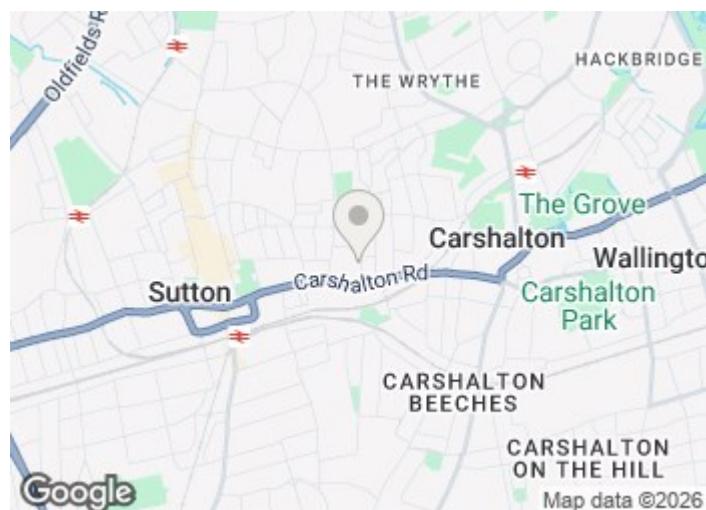
Bathroom

7'2 x 6'10 (2.18m x 2.08m)

OUTSIDE

Garage en-bloc

Communal Grounds

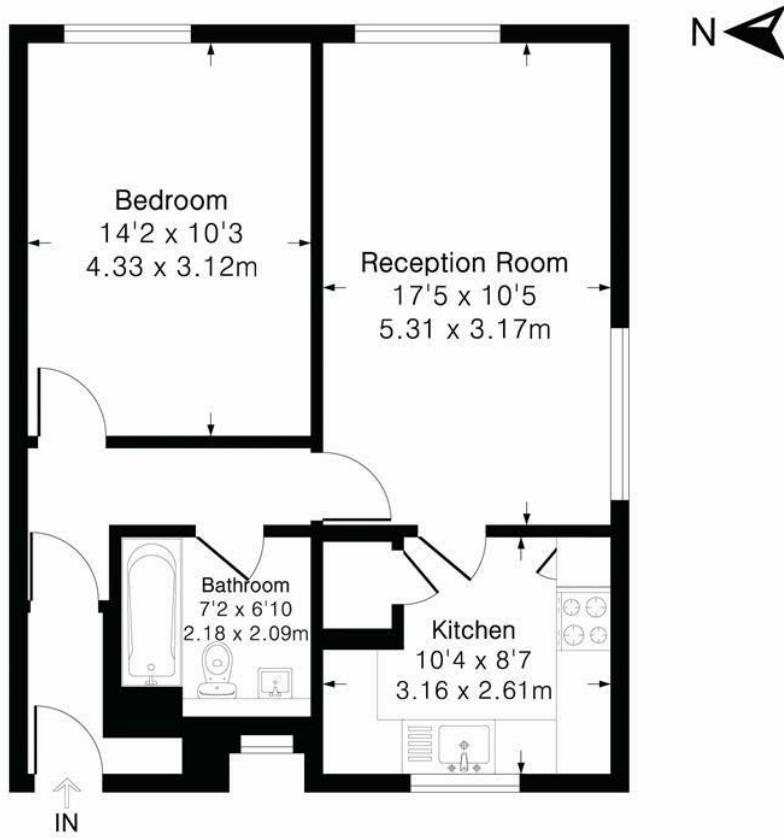


Directions



Floor Plan

Approximate Gross Internal Area 551 sq ft - 51 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		79	79
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	