



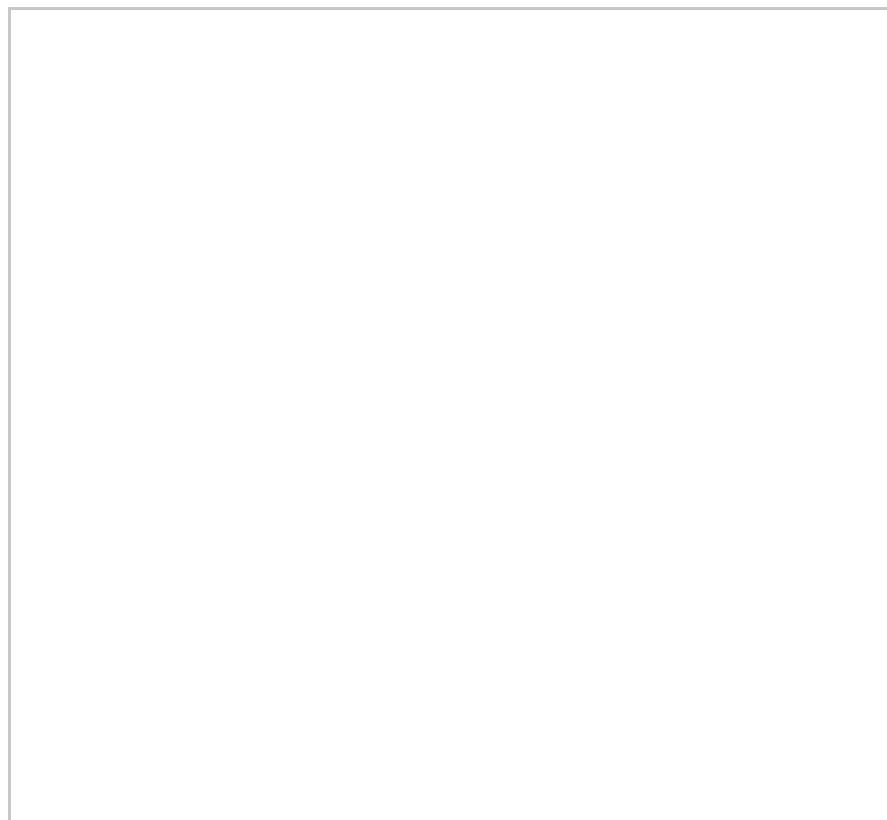
Flat 1 119a Wrythe Lane  
, Carshalton, SM5 2RR

£795



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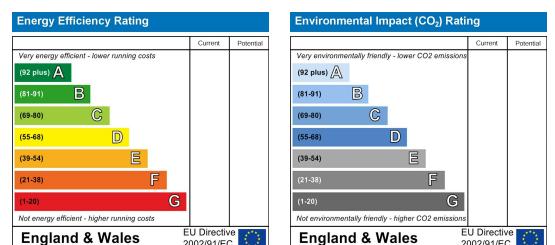
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.



Sunshine Estates is excited to present this inviting studio flat situated in Sutton, conveniently close to shops and public transport.

This cozy studio features an open-plan room seamlessly combining a small kitchenette and a bathroom, creating a functional and comfortable living space.

This fantastic opportunity is available for immediate occupancy! Don't hesitate to contact us today to schedule a viewing and explore this charming studio firsthand.

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.