



Lind Road, Sutton,  
Offers In Excess Of £300,000 - Leasehold



**WILLIAMS  
HARLOW**





















Williams Harlow Cheam- A must view 2 bedroom, 2 bathroom apartment walking distance to Sutton Town Centre and close to excellent schools such as Manor Park Primary and Sutton Grammar School.

### The Property

A well presented first floor apartment spanning 763 square feet with neutral décor this apartment is turn key ready and gives any owner the ability to put their own stamp on it. The accommodation comprises of a two good sized double bedrooms, two bathrooms and bright open plan living and dining area with fully fitted appliances with ample storage space. The property additionally benefits from a designated parking space to the rear of the property and this has the added benefit of being fully gated and secured. There is also very well kept communal gardens to the rear as well.

### Outdoor Space

Pretty well kept communal gardens to the rear of the development, To front there is on street parking and a secure gate which leads to car parking for all residents of the development.

### The Local Area

Nestled between Sutton and Carshalton this apartment gives the best of both worlds of the bustling Sutton Town Centre just a brisk walk away and the quieter Carshalton Village a bit further along. This apartment is very well connected with great public transport on hand and very good schools nearby making it ever so desirable for working professionals and families.

### Why You Should View

A great value two bedroom two bathroom apartment close to Sutton Town Centre and with a designated parking space with the addition of a long lease.

### Local Schools

Manor Park Primary School- State- Mixed Ages- 3-11  
Sutton Grammar School- Boys- Ages- 11-18

Robin Hood Junior School- Mixed- Ages- 7-11  
All Saints Benhilton School- State- Mixed- Ages- 3-11  
Greenshaw High School- State- Mixed- Ages- 11-18  
Sutton High- Fee Paying- Girls- Ages- 3-18

### Local Transport

Sutton Station: 0.4 miles- Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).  
Carshalton Beeches Station: 0.8 miles- Southern London Victoria ( From Carshalton Beeches Station) circa 46 mins  
Buses  
407- Caterham Valley to Sutton Marshalls Road via Lind Road  
627 Towards Wallington High School- Worcester Park Station to Woodcote Green via Lind Road  
S3- Belmont Station to Malden Manor Station via Lind Road  
154- West Croydon Bus Station to Morden Station via Carshalton Road

### Features

Two Bedrooms- Two Bathrooms- Open Plan Living Area- Communal Gardens- Gated Car Park

### Benefits

Long Lease- Close to Manor Park Primary- Close to Sutton Grammar School- Close to Sutton Town Centre- Close to Sutton Station

### Lease and Costs

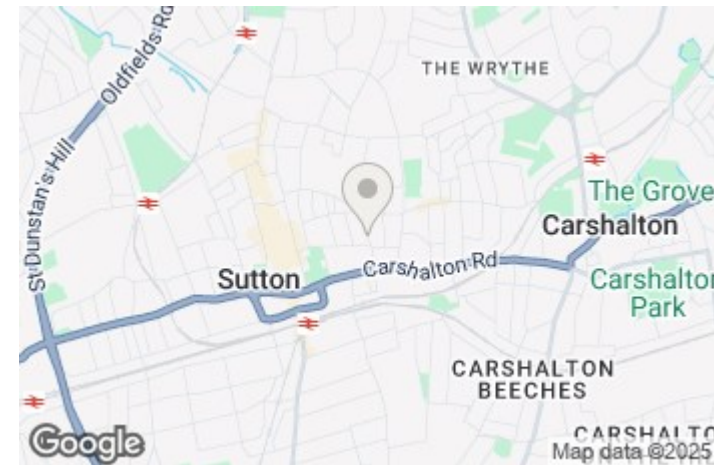
102 years left on the lease  
Ground rent is £100 per annum  
Service Charge is £2400 per annum

### Council Tax and EPC

C AND D

### Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





Cheam Office

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SM3 8BH

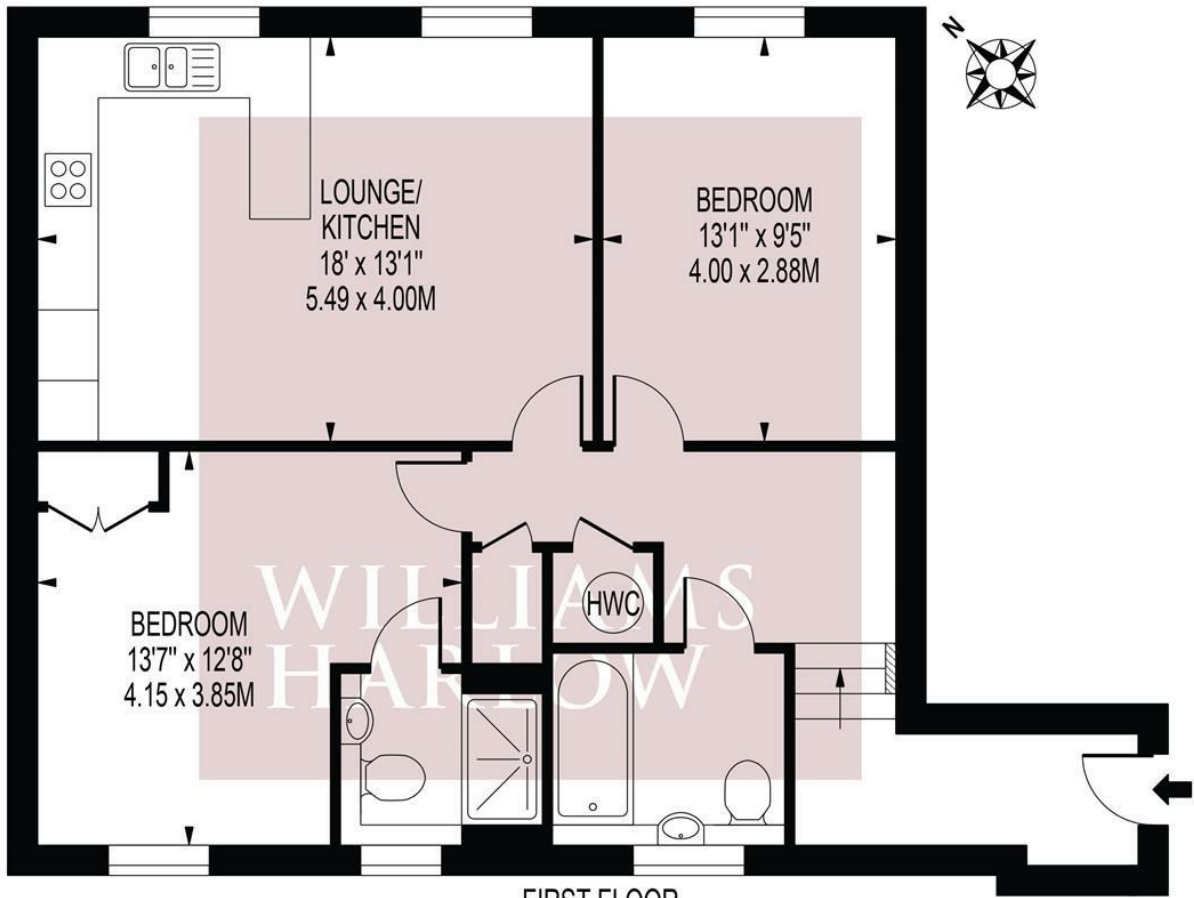
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Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## LIND ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 763 SQ FT - 70.86 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	65
EU Directive 2002/91/EC		
England & Wales		

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