



LANGLEY PARK ROAD, SUTTON, SM2

£375,000 LEASEHOLD

**AN INCREDIBLY SPACIOUS SPLIT LEVEL MAISONETTE
FEATURING RESIDENT'S PARKING AND GARAGE ON BLOC SET
IN A RESIDENTIAL ROAD CLOSE TO SUTTON TRAIN STATION**

Winkworth

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AT A GLANCE

- Ground Floor Private Entrance
- Split Level Maisonette
- Large Living Room
- Dining Room
- Modern Fitted Kitchen
- Private Balcony
- Two Double Bedrooms
- Fitted Wardrobes
- Recently Fitted Bathroom
- Garage On Bloc
- Resident's Parking
- EPC Rating Awaited
- Council Tax Band C

DESCRIPTION

This incredibly spacious split-level maisonette, featuring two reception areas, garage on bloc and contemporary décor throughout, is ideally located in a quiet residential, tree lined road, within easy reach of Sutton train station, providing the ideal location for commuters requiring quick and easy access into Central London.

Families will benefit from several well-regarded primary, junior secondary and grammar schools in the borough, such as Devonshire Primary School, Barrow Hedges Primary School and Sutton Grammar School.

The nearby, Sutton high street provides a variety of amenities including shops, bars, restaurants, supermarkets and numerous bus routes to surrounding areas such as Kingston, Wimbledon and Heathrow.

The accommodation comprises a private ground floor entrance leading to the first floor which features a large reception room, a dining area, a modern fitted kitchen and a private balcony overlooking the shared gardens. On the second floor, there are two double bedrooms with lots of storage cupboards and a recently refurbished family bathroom.

Externally, there are well-kept shared gardens, resident's parking and a garage on bloc.

Lease and other related information:

The lease has approximately 164 years remaining.

The service charge is approximately £1425 per annum. We are advised by the owners this service charge contributes towards garden maintenance, community lights and common areas.

The ground rent is peppercorn.

Please verify/check the above with your conveyancer.



ACCOMMODATION

Ground Floor Private Entrance

Living Room - 15' x 14'7" Max (4.57m x 4.45m Max)

Dining Room - 7'5" x 6'3" Max (2.26m x 1.9m Max)

Kitchen - 8'6" x 7'8" Max (2.6m x 2.34m Max)

Bedroom - 11'8" x 11'3" Max (3.56m x 3.43m Max)

Bedroom - 10' x 8'2" Max (3.05m x 2.5m Max)

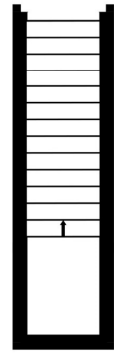
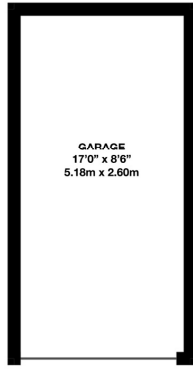
Family Bathroom - 6'9" x 6'5" Max (2.06m x 1.96m Max)

Balcony

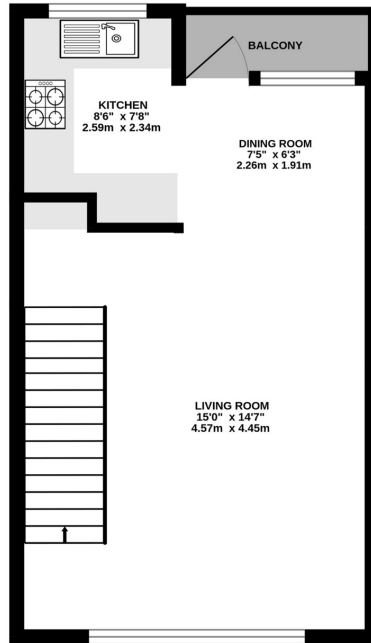
Garage On Bloc

Resident's Parking

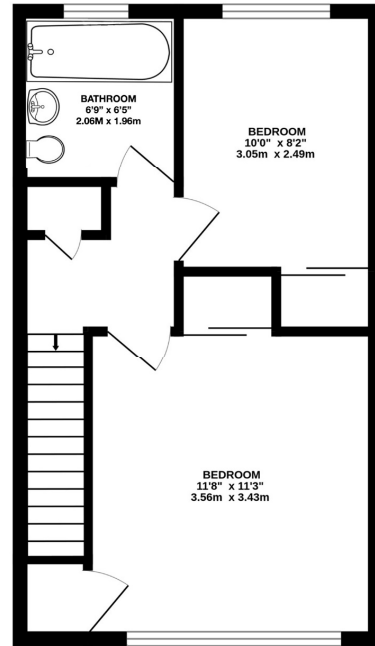




GROUND FLOOR
ENTRANCE



FIRST FLOOR



SECOND FLOOR

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Langley Park Road, Sutton SM2 5HE
INTERNAL FLOOR AREA (APPROX.) 735 sq ft/ 68.3 sq m
Excluding Garage

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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