



LANGLEY PARK ROAD, SUTTON, SM2
£375,000 LEASEHOLD

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

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

winkworth.co.uk

See things differently



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 En Bloc
- Resident's Parking
- EPC Rating C
- 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 en 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)

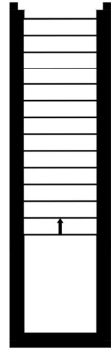
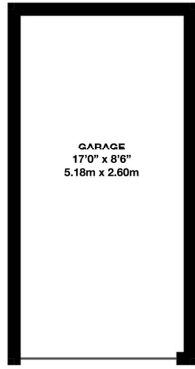
Family Bathroom - 6'9" x 6'5" Max (2.06m x 1.96m Max)

Balcony

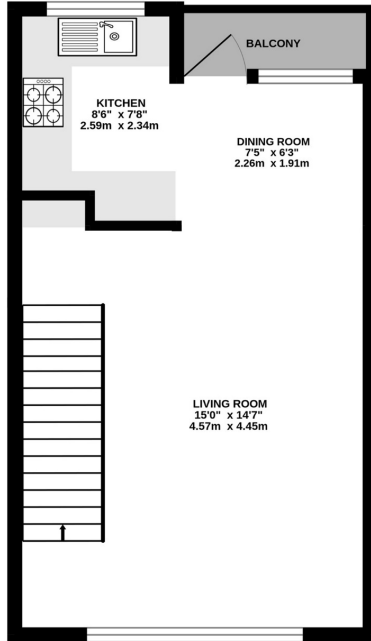
Garage En Bloc

Resident's Parking

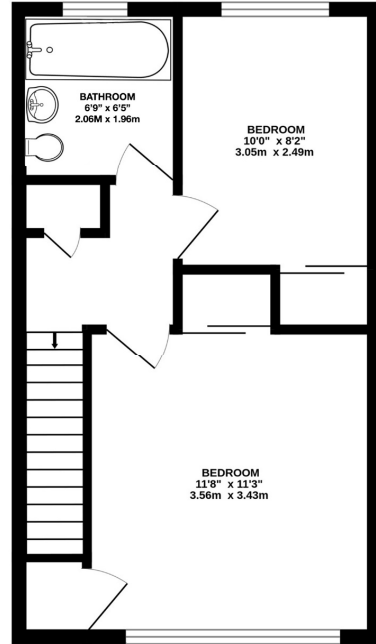




GROUND FLOOR
ENTRANCE



FIRST FLOOR



SECOND FLOOR

Winkworth

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.