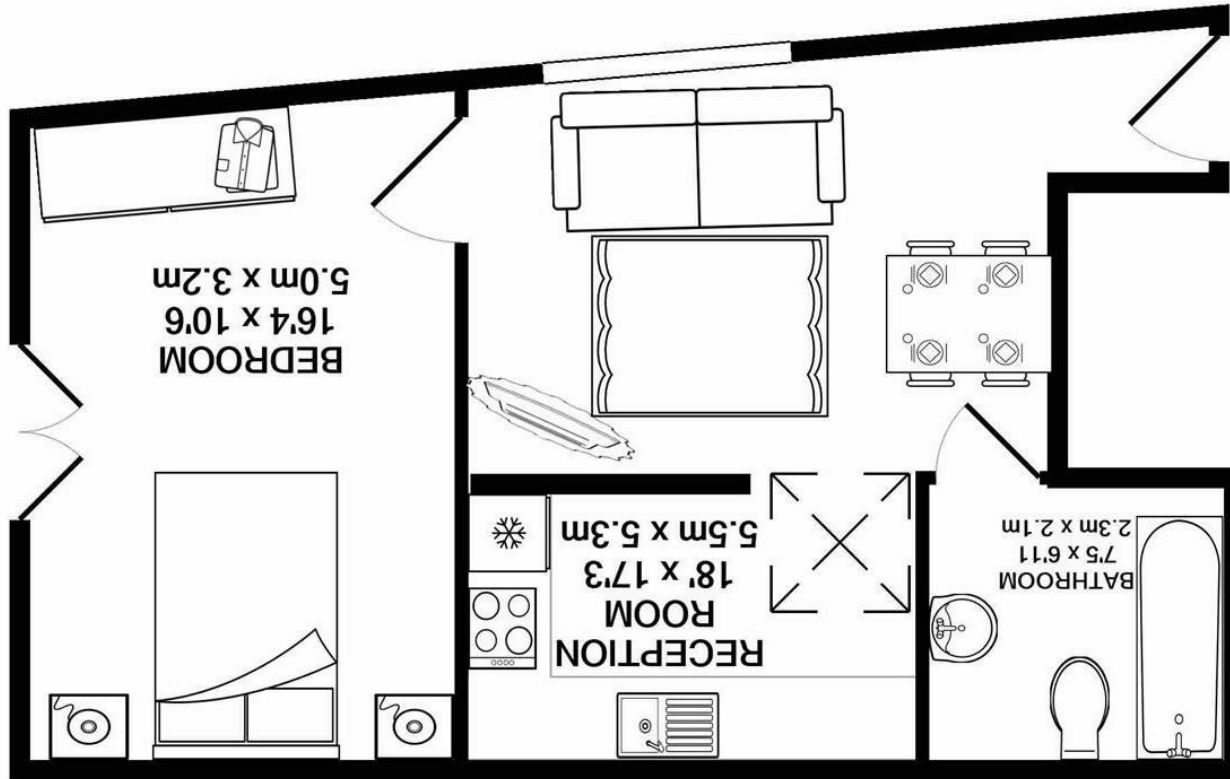


Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TOTAL APPROX. FLOOR AREA 452 SQ.FT. (42.0 SQ.M.)



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





Flat 1, 4 Barnum Close

Sutton, SM1 4FY

£275,000

50% ALREADY SOLD Silverman Black is delighted to offer this brand new luxury one bedroom apartment located in a small, select development of just 4 individually designed units - all offering slightly different things! Flat 1, 4 Barnum Close is a fantastic one bedroom first floor unit with accommodation comprising a spacious living room with ample space for seating and a small dining table, a fully integrated luxury kitchen with all fitted appliances, a beautiful bathroom suite with over-bath cascade shower, and a really generous double bedroom with a Juliet balcony overlooking the front of the building. The apartment, which features some lovely detailing in the lighting and tile-work, is heated by small slimline electric heaters, is fully double glazed and also comes with a Share of the Freehold (25%) - so will have no ground rent and service charges to be agreed amongst the owners of the four units. Local shops and buses which give access to Croydon and Morden are available with 100 yards, whilst Sutton town centre is approx 10 minutes walk away. The mainline BR station in Sutton is a little further away (c 15 minutes) but gives easy access to Central London, with several fast trains every hour, and Wimbledon.



- 50% ALREADY SOLD
- A delightful, select development of just four brand new individual apartments, each offering something different to buyers
- Spacious first floor unit with a large living area, a fantastic "fully loaded" kitchen, an amazing bathroom with overbath cascade shower & mood lighting and a large double bedroom with Juliet balcony
- Modern slimline electric heaters, full double glazing, wide & welcoming communal hallway
- Share of Freehold, no ground rent and limited service charges (to be agreed with the other owners)
- EPC rating: TBC
- Sutton town centre 10 minutes walk away, Sutton mainline BR approx 15 minutes, less than 100 yards from local shops & bus services to Morden and Croydon
- Viewing very strongly recommended - only 2 apartments remain available!

