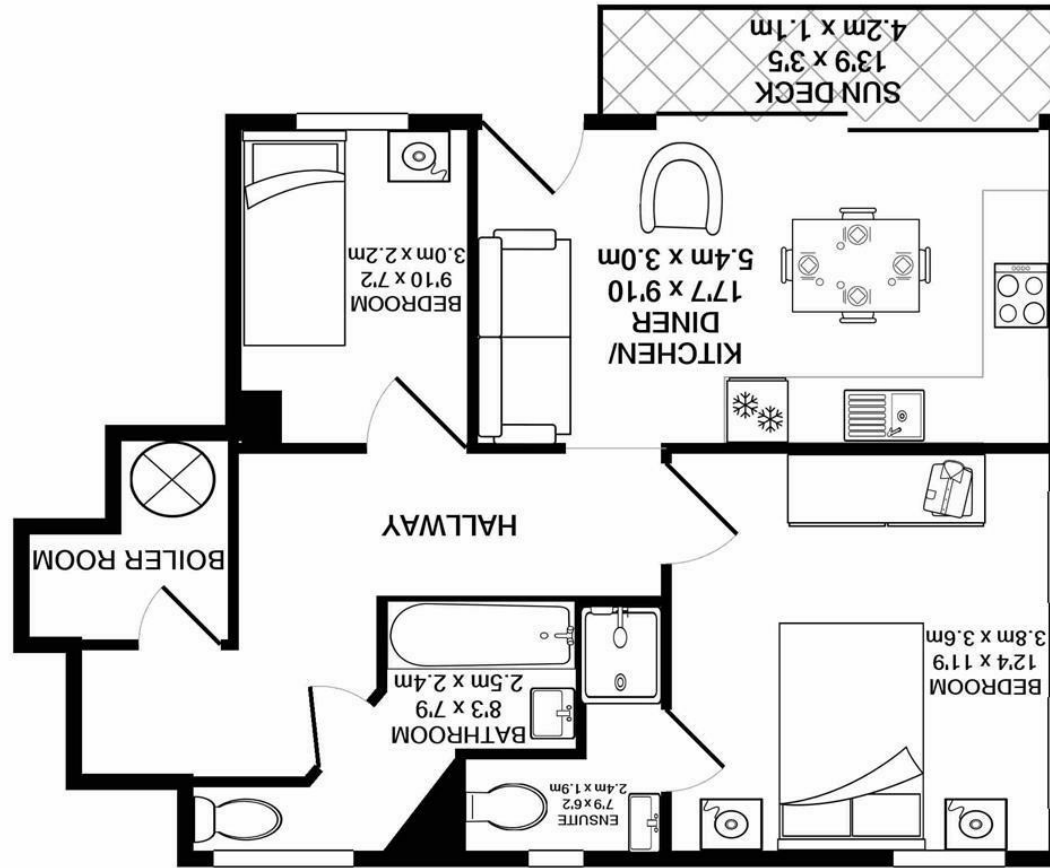


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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 598 SQ.FT. (55.5 SQ.M.)



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





5 Barnum Close

Sutton, SM1 4FY

£275,000

Silverman Black is delighted to offer a small, select development of just four brand new apartments positioned in a quiet "off road" location behind Lind Road in Sutton. Each of the apartments are slightly different from the next, with 5 Barnum Close being the largest apartment in terms of net floor area and also has the added benefit of a small private terrace garden. Located to the rear of the development, the entrance is via the kitchen/dining room which features a fully fitted luxury kitchen and wide double glazed patio doors giving access to the terrace, with a wide inner hallway giving access to a small separate living room (which can be combined to make a more generous living space either as part of the sale, or afterwards). The main bedroom also benefits from it's own, luxuriously equipped ensuite shower room, and there is a further family bathroom/WC located off the hall. The property, which is beautifully appointed and some of the nicest "detailing" in relation to lighting & the bathroom facilities, has full double glazing, is heated electrically with slimline wall mounted heater units and comes with a Share of the Freehold, a brand new 125 year lease and low service charges (as the ground floor units have no communal parts). Local shops and an array of excellent schools (including Sutton Grammar & Manor Park) are right on the doorstep, whilst Sutton town centre is only about 10 minutes walk away, with the station 5 minutes further away. Viewing of this fantastic unit is very highly recommended - so please call us today to book an appointment.



- A delightful "fully loaded" two bedroom/two bathroom ground floor apartment in a small development of just four brand new luxury properties
- Good size open plan living area with a generous kitchen/breakfast area & wide patio doors to a private terrace garden, Master Bedroom with a superb ensuite shower room, second bedroom, family bathroom and a deep under stairs boiler/storage cupboard
- Expert detailing in relation to the lighting and bathroom suites
- Full double glazing, slimline electric heating system, brand new 125 year lease
- Local shops & schools (including Manor Park & Sutton Grammar) are close by, Sutton town centre is about 10 minutes walk away, with Sutton BR station a further 5 minutes walk away
- EPC rating: TBC
- Viewing very strongly recommended - call today to book your appointment

