



PAUL GRAHAM



## 51A Benhill Road, Sutton, SM1 3RR | **Guide Price £270,000 Share of Freehold**

A beautiful one bedroom ground floor garden maisonette in the heart of Sutton located opposite Benhill Recreation Ground. Well-presented throughout with a bright open plan modern kitchen reception room, and spacious bedroom with built-in storage. The property is Share of freehold with an underlying 982-year lease and boasts a stunning private Westerly-facing garden. Conveniently located with easy access to amenities and transport links. Early viewing is recommended.

## Benhill Road, Sutton, SM1

Approximate Area = 541 sq ft / 50.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Paul Graham. REF: 968707



**OPEN PLAN KITCHEN/RECEPTION ROOM 19' 0" x 13' 6" (5.79m x 4.11m)**

**BATHROOM**

**STORAGE CUPBOARD**

**BEDROOM 11' 10" x 10' 5" (3.61m x 3.18m)**

**WARDROBE**

**WESTERLY ASPECT GARDEN 32' 4" x 14' 6" (9.86m x 4.42m)**

**SHARE OF FREEHOLD**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk