



## Flat 5, 3 Croft Road, Sutton, SM1 4NE | Guide Price £350,000 Leasehold

This exceptional two bedroom top-floor conversion apartment has been meticulously upgraded throughout and exudes undeniable charm. You are greeted by a delightful living space flooded with natural light and spectacular views of the London skyline. The property comprises two inviting bedrooms, providing both comfort and flexibility. The modern kitchen is a standout feature, boasting the latest in design and functionality. There is a tranquil bathroom with a separate bath and shower. Notably, behind the wardrobe in the main bedroom lies a secret loft room, providing additional private space. The property benefits from newly installed windows and a boiler, enhancing energy efficiency and aesthetics. Completing this remarkable offering is off street parking, a long lease and a large communal garden, perfect for relaxation and socialising.



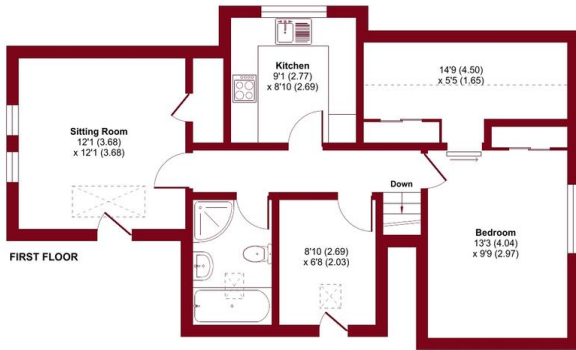
## Croft Road, Sutton, SM1

Approximate Area = 674 sq ft / 62.6 sq m

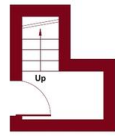
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 720 sq ft / 66.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential). © richcom 2023. Produced for Paul Graham. REF: 994902



## ENTRANCE HALL

## LANDING

**SITTING ROOM** 12' 1" x 12' 1" (3.68m x 3.68m)

**KITCHEN** 9' 1" x 8' 10" (2.77m x 2.69m)

**BEDROOM 1** 13' 3" x 9' 9" (4.04m x 2.97m)

**BEDROOM 2** 8' 10" x 6' 8" (2.69m x 2.03m)

## BATHROOM

**HIDDEN/DRESSING ROOM** 14' 9" x 5' 5" (4.5m x 1.65m)

## COMMUNAL GARDEN

## OFF ROAD PARKING

## LONG LEASE 113 YEARS

## LOT OF STORAGE THROUGHOUT



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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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