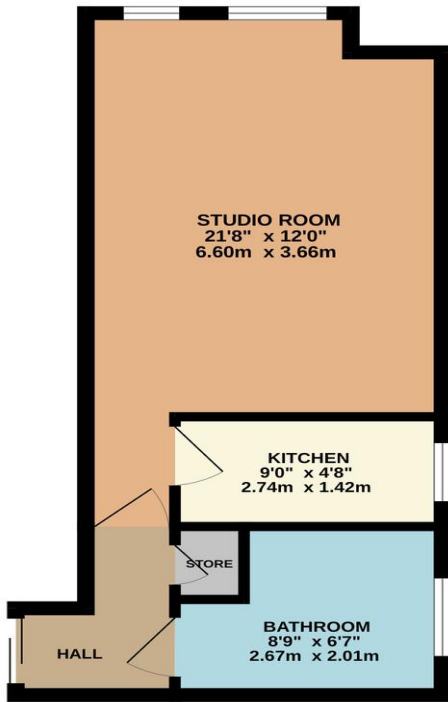




21 Edwina Court, 5 Burnell Road, Sutton, SM1 4EG | Guide Price £166,500 Leasehold

An exceptional first-floor studio apartment, perfectly situated in the bustling heart of Sutton. This centrally located gem not only offers the convenience of a superb location and allocated private parking but also comes with a newly extended lease, providing you with long term peace of mind. The property is offered to the market with no onward chain. Don't let this extraordinary opportunity slip through your fingers.

FIRST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 349 sq.ft. (32.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENTRANCE HALL

STUDIO ROOM 21' 8" x 12' 0" (6.6m x 3.66m)

KITCHEN 9' 0" x 4' 8" (2.74m x 1.42m)

BATHROOM 8' 9" x 6' 7" (2.67m x 2.01m)

STORE 2' 8" x 2' 3" (0.81m x 0.69m)

LONG LEASE 153 YEARS REMAINING

ALLOCATED PARKING

NO ONWARD CHAIN



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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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