

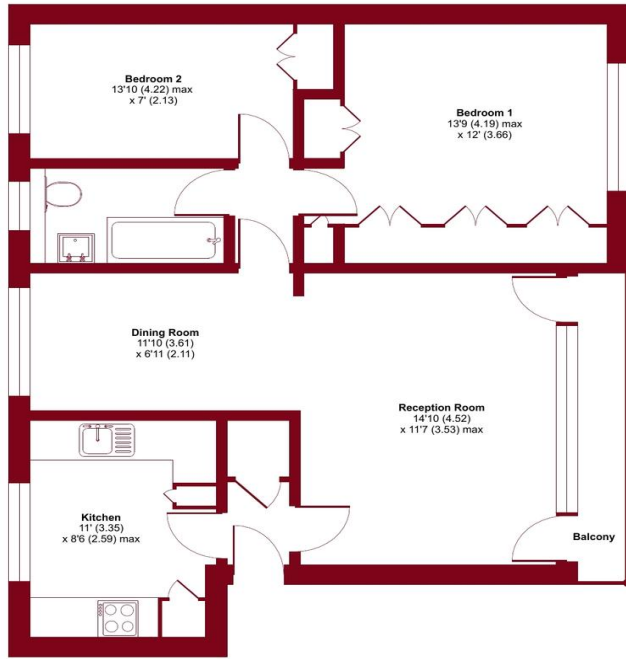


## 15 Devonshire House, Devonshire Avenue, Sutton, SM2 5JJ | **Guide Price £375,000**

Welcome to this exquisite top floor Share of Freehold 2 bedroom apartment, meticulously refurbished to perfection! Nestled in a prime location, this property exudes elegance and modernity, promising a lifestyle of comfort and convenience. Upon entering, you are greeted by a pristine interior adorned with contemporary finishes and stylish accents. The fully fitted kitchen is equipped with state-of-the-art appliances and ample storage space. The expansive living area is bathed in natural light streaming through floor-to-ceiling windows, creating a bright and airy ambience. Indulge in luxury within the confines of the newly renovated bathroom with sleek fixtures and elegant tiling. Adding to the allure of this remarkable property is the inclusion of a private garage en bloc, residents' permit parking and use of the loft space. Offered to the market with no onward chain.

## Devonshire Avenue, Sutton, SM2

Approximate Area = 717 sq ft / 66.6 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Paul Graham. REF: 1003106



## TOP FLOOR APARTMENT

### ENTRANCE HALL

**KITCHEN** 11' 0" x 8' 6" (3.35m x 2.59m)

**RECEPTION ROOM** 14' 10" x 11' 7" (4.52m x 3.53m)

### BALCONY

**DINING ROOM** 11' 10" x 6' 11" (3.61m x 2.11m)

**BEDROOM 1** 13' 9" x 12' 0" (4.19m x 3.66m)

**BEDROOM 2** 13' 10" x 7' 0" (4.22m x 2.13m)

### BATHROOM

### GARAGE

### RESIDENTS PARKING

### LOFT SPACE

### 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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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