

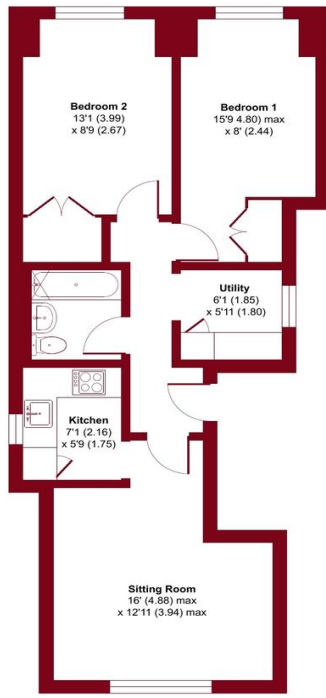


**Flat 7, 16 Burnell Road, Sutton, SM1 4EE | Guide Price £300,000 Leasehold**

Guide Price £300,000 - £315,000. A stunning 2 bedroom top floor apartment in a charming period building ideally located in the heart of Sutton with allocated parking, loft space and a long lease. Sutton town centre offers comprehensive shopping facilities and communications including its mainline station whilst the A217 provides straightforward access to The M25 motorway and access to both Gatwick and Heathrow airports.

## Burnell Road, Sutton, SM1

Approximate Area = 613 sq ft / 56.9 sq m  
For identification only - Not to scale



SECOND FLOOR

### ENTRANCE HALL

**SITTING ROOM** 16' x 12' 11" (4.88m x 3.94m)

### KITCHEN

**UTILITY ROOM** 6' 1" x 5' 11" (1.85m x 1.8m)

### LOFT SPACE

### BATHROOM

**BEDROOM 1** 15' 9" x 8' (4.8m x 2.44m)

**BEDROOM 2** 13' 1" x 8' 9" (3.99m x 2.67m)

### ALLOCATED PARKING

### COMMUNAL GARDENS

**121 YEARS LEASE REMAINING**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMIS Residential). © nichweom 2024. Produced for Paul Graham. REF: 1088744



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		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

### CARSHALTON

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