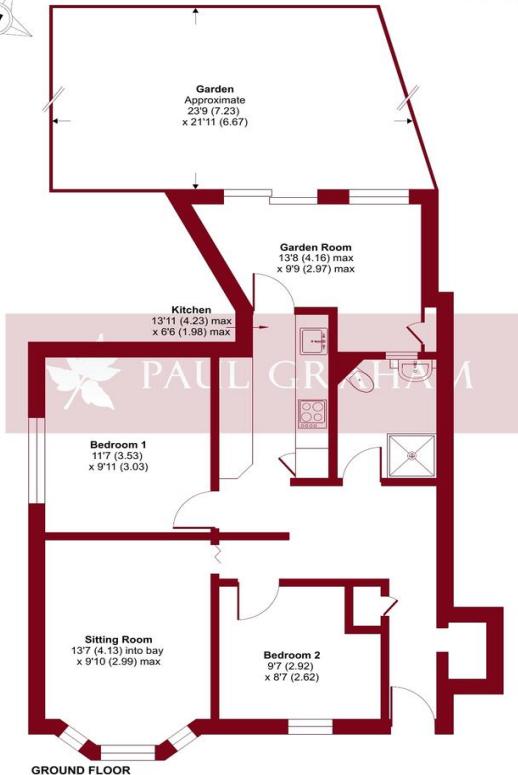




Flat 1, Brindley House, Highfield Road, Sutton, SM1 4JZ | **Guide Price £325,000 - £335,000 Leasehold**

Offered to the market with no onward chain is this well-presented two double bedroom home offering spacious accommodation, a modern kitchen and bathroom, and a bright sun room leading onto a private southerly-facing garden. Further benefits include off-road parking with two allocated spaces, a long 189-year lease with no service charge, and a convenient location close to local amenities, schools and Carshalton station.



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2026.  
Produced for Paul Graham. REF: 1397633

## ENTRANCE HALL

**SITTING ROOM** 13' 7" x 9' 10" (4.14m x 3m)

**KITCHEN** 13' 11" x 6' 6" (4.24m x 1.98m)

**GARDEN ROOM** 13' 8" x 9' 9" (4.17m x 2.97m)

**BEDROOM 1** 11' 7" x 9' 11" (3.53m x 3.02m)

**BEDROOM 2** 9' 7" x 8' 7" (2.92m x 2.62m)

## BATHROOM

**GARDEN** 23' 9" x 21' 11" (7.24m x 6.68m)

## OFF ROAD PARKING

## LONG LEASE

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

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