

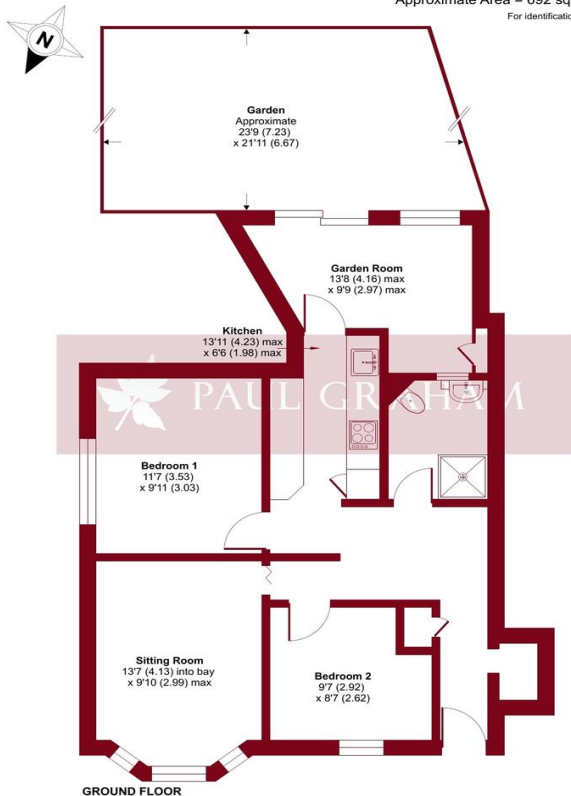


Flat 1, Brindley House, Highfield Road, Sutton, SM1 4JZ | **Guide Price £325,000 - £335,000 Leasehold**

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.

Highfield Road, Sutton, SM1

Approximate Area = 692 sq ft / 64.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncbhcom 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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