

89 Tavernelle House, 289 High Street, Sutton, SM1 1AH



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£350,000

**WH WATSON HOMES**  
Estate Agents



## 89 Tavernelle House, 289 High Street

Sutton, SM1 1AH

£350,000

Set within a luxury modern development in the heart of Sutton, this stunning two bedroom twelfth floor flat is presented in superb condition throughout and offers generous room sizes, open plan living with a private balcony and two bathrooms.

The property benefits from a superb central location with a fantastic range of shops, cafes, restaurants and gym nearby. It is ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Kingston and beyond, and both Sutton and Sutton Common mainline train stations are within easy walking distance.

### Accommodation

This lovely property is finished to a high specification throughout with a modern and bright interior. There is a spacious hallway with a large storage cupboard, with plumbing and space for a washing machine. Both bedrooms are doubles with full length windows offering beautiful panoramic views. The larger bedroom has a stylish ensuite bathroom with walk in shower, WC and wash hand basin. There is an additional family bathroom offering a modern three piece suite with bath/shower, WC and wash hand basin. The reception room offers a fantastic open plan living and dining space with doors opening out to a private balcony, which is the perfect place to relax and enjoy the stunning views! The modern kitchen is well equipped with an integrated oven, hob, extractor fan and under counter fridge







freezer plus ample storage space.

Tavernelle House is a modern lift serviced development with security fob entry system, and offers communal cycle storage and a roof garden for residents.

#### ROOM MEASUREMENTS

Open Plan Reception/Kitchen 21'8 x 14'10  
(6.6m x 4.5m)

Balcony 7'9 x 4'8 (2.4m x 1.4m)

Bedroom One 16'10 x 9'10 (5.1m x 3m)

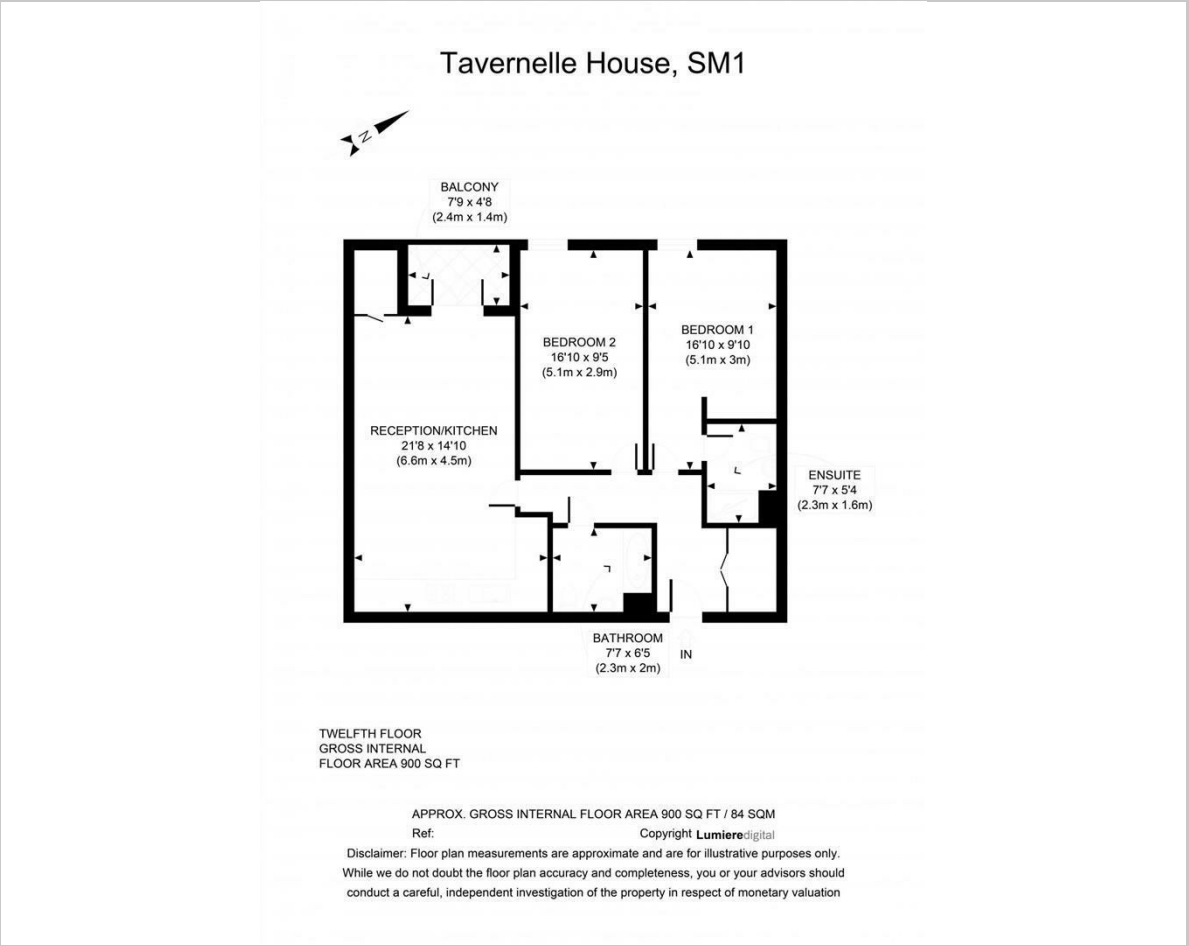
Ensuite 7'7 x 5'4 (2.3m x 1.6m)

Bedroom Two 16'10 x 9'5 (5.1m x 2.9m)

Bathroom 7'7 x 6'5 (2.3m x 2m)



Floor Plan



Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

