

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



£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)

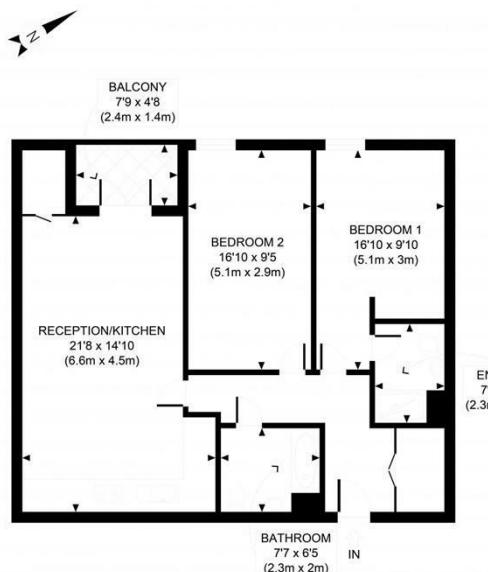
Ensuite 7'7 x 5'4 (2.3m x 1.6m)

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

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

Floor Plan

Tavernelle House, SM1



TWELFTH FLOOR
GROSS INTERNAL
FLOOR AREA 900 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 900 SQ FT / 84 SQM

Ref:

Copyright Lumiere digital

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

58 Banstead Road, Surrey, SM5 3NL

Tel: 020 4537 3222 Email: email@watsonhomesproperty.com

www.watsonhomesproperty.com