

# mi-move

MOVING MADE EASY



Oakhill Road, Sutton

£290,000

Nestling on Oakhill Road in Sutton, this stylish first-floor two-bedroom conversion flat offers a delightful blend of comfort and convenience. Spanning an impressive almost 700 square feet, this property is perfect for those seeking a modern living space in a vibrant community.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, ideal for both relaxation and entertaining. The flat boasts a contemporary kitchen, equipped with modern appliances, making it a joy for any home cook. And the well-appointed bathroom features modern fittings, ensures a pleasant experience for residents and guests alike.

Both bedrooms are generously sized, providing ample space for rest and personalisation. The property benefits from gas central heating and is fully double glazed, ensuring warmth and energy efficiency throughout the year and there is off street parking in the rear communal grounds.

The property has a long lease with low outgoings as well as a share of the freehold.

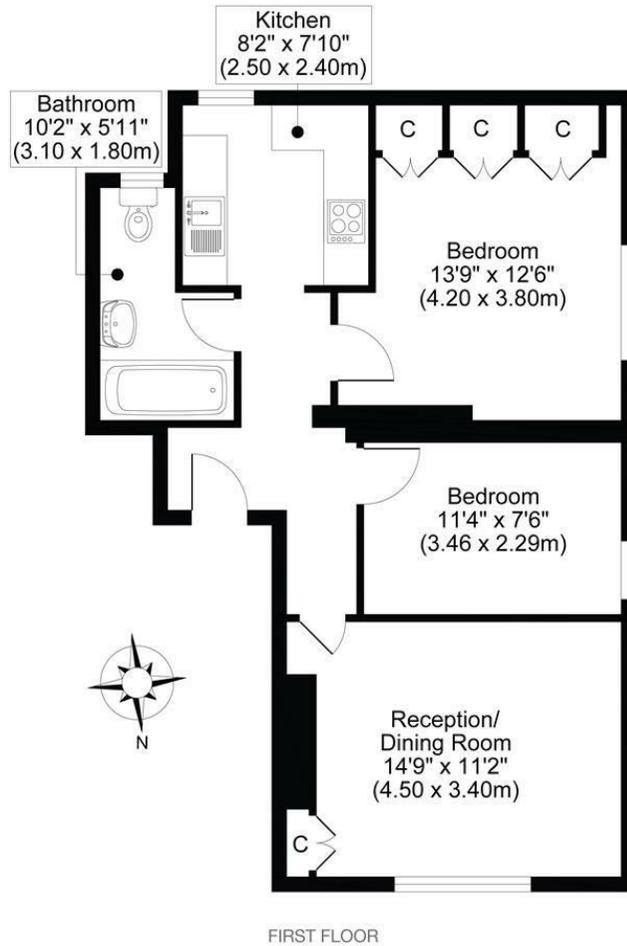
Situated within walking distance to West Sutton Station, commuting to central London is made easy. Additionally, Sutton High Street is just a short stroll away, offering a variety of supermarkets, shops, cafes, and amenities to cater to your everyday needs.

This flat is in excellent condition throughout, making it a perfect choice for first-time buyers or those looking to downsize without compromising on quality. With its prime location and modern features, this property is a must-see for anyone looking to enjoy the best of Sutton living. Don't hesitate contact us now to arrange your viewing.





OAKHILL ROAD, SM1  
TOTAL APPROX FLOOR PLAN AREA 624 SQ.FT (58 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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