

mi-move

MOVING MADE EASY



Mulgrave Road, Sutton

£255,000

Situated within easy walking distance of Sutton mainline railway station this bright and spacious one bedroom flat offers a perfect blend of comfort and convenience is ideal for those seeking a modern living space in a well-established area.

Constructed in 1960, the flat boasts a timeless appeal while incorporating contemporary features that cater to today's lifestyle. The spacious layout provides ample room for relaxation and entertaining as the living area is bright and inviting, creating an atmosphere that is perfect for unwinding or hosting friends.

A well proportioned bedroom with a large fitted wardrobe promises a peaceful retreat at the end of the day and the good sized kitchen, which was refitted just a few years ago, is a great place to do household chores and prepare meals. Other improvements to the property include a refitted bathroom, new flooring and upgraded heating.

The location is particularly good, with easy access to local shops and cafes as well as to the High Street whilst Sutton's excellent transport links make commuting to central London and surrounding areas a breeze. This flat an ideal choice for professionals and those who enjoy the vibrancy of city life while appreciating the tranquillity of suburban living.

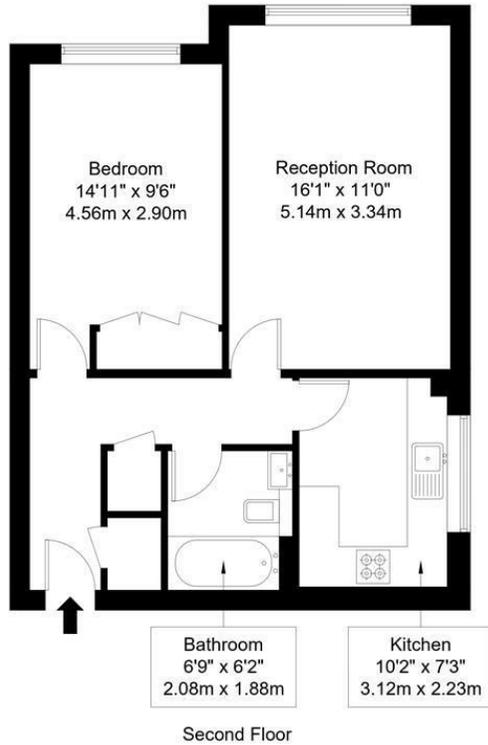
This property presents a wonderful opportunity for anyone looking to invest in a comfortable and conveniently located home. With its appealing features and prime location, this flat is not to be missed. Contact us now to arrange your viewing to avoid being disappointed.





Mulgrave Road, SM2 6LY

Approx Gross Internal Area = 51.77 sq m / 557 sq ft



Ref :

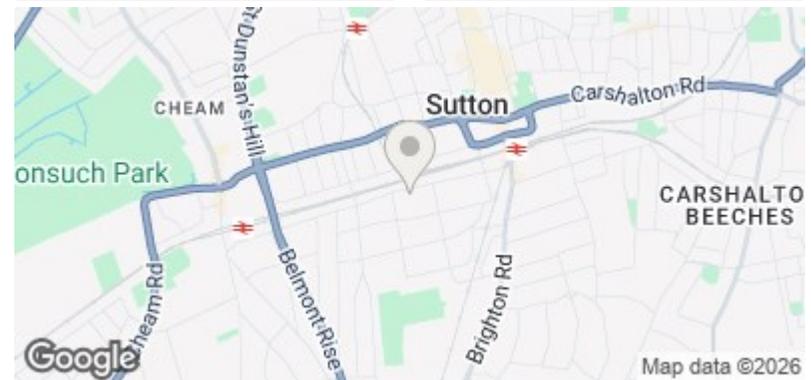
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	80
England & Wales	EU Directive 2002/91/EC	

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



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