

# mi-move

MOVING MADE EASY



Mulgrave Road, Sutton

£295,000

Located in the heart of Sutton, this delightful two-bedroom purpose-built flat on Mulgrave Road offers a wonderful opportunity for both first-time buyers and investors alike. Situated on the top floor, the flat benefits from a bright and sunny south and westerly aspect, ensuring that natural light floods the living spaces throughout the day.

The property features a modern kitchen and bathroom, providing a contemporary feel that is both functional and stylish. While the flat does require some redecoration and refurbishment, this presents a fantastic chance for you to personalise the space to your taste and create your ideal home.

Conveniently located within walking distance to the station, commuting to London and other nearby areas is a breeze, making this flat an excellent choice for those who value accessibility. Additionally, the property is available with no onward chain, allowing for a smooth and efficient purchase process.

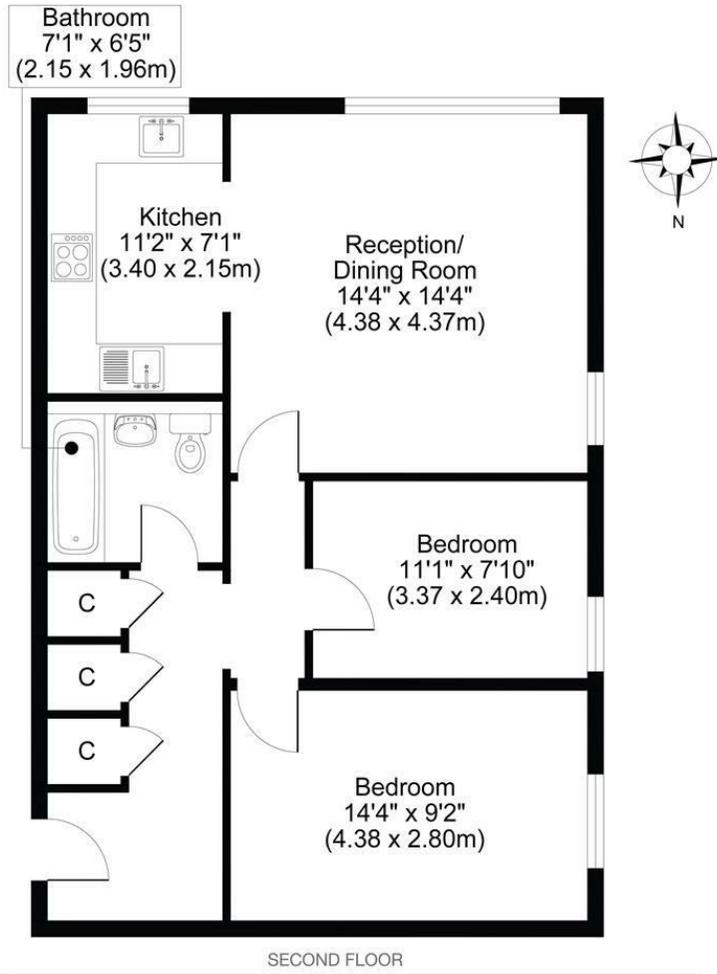
There are well tended communal grounds surrounding the block and the flat has its own garage en bloc to the rear

This flat is not just a home; it is a canvas waiting for your creative touch. With its prime location and potential for enhancement, it is an opportunity not to be missed. Come and see for yourself the possibilities that await in this charming flat.





JUNIPER COURT, MULGRAVE ROAD, SM2  
 TOTAL APPROX FLOOR PLAN AREA 701 SQ.FT (65 SQ.M)

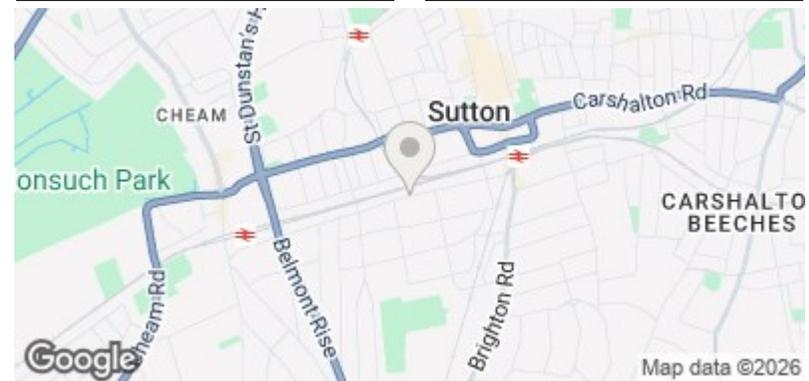


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



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		
	<b>39</b>	<b>69</b>
<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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