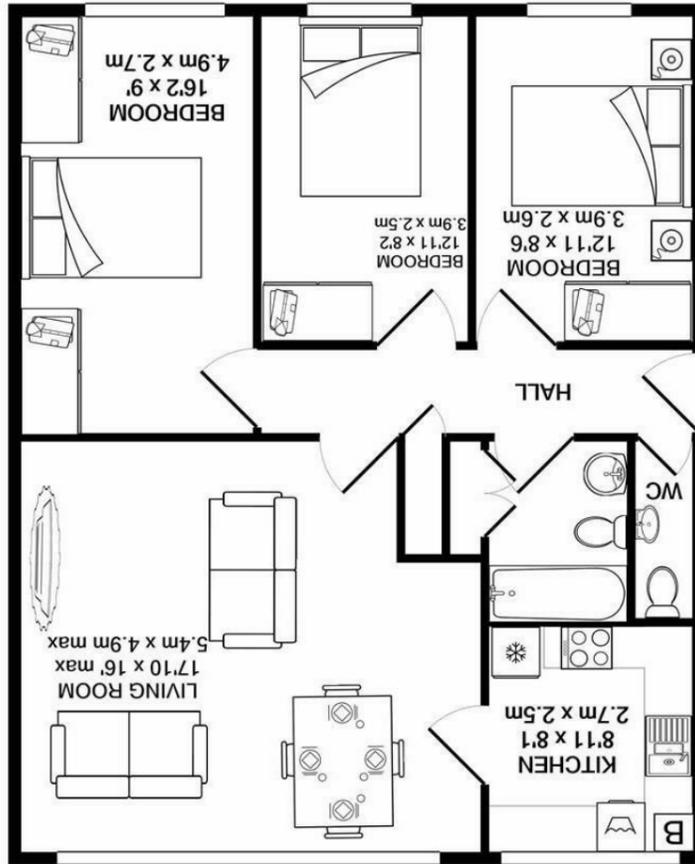


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SILVERMAN
BLACK
 PROPERTY SPECIALISTS





82 Homefield Park

Sutton, SM1 2DY

£1,900 Per Calendar Month

Available immediately - Unfurnished. Silverman Black is delighted to offer this completely refurbished three bedroom purpose built apartment, located on the ever popular Homefield Park Estate, right in the heart of Sutton town centre and only about a 7 minute walk from Sutton mainline BR station. Situated on the fourth floor, the apartment benefits from a security entryphone system and a lift service from the communal hallway, whilst affording a large open plan, south facing living room, a newly fitted kitchen suite with all new appliances, three generous & well-proportioned double bedrooms, a refurbished family bathroom, an additional separate toilet and ample storage. The entire flat has just been redecorated and had new flooring installed, whilst new double glazed windows are due to be fitted throughout shortly. Externally, there are well maintained communal gardens surrounding and a single garage, whilst the remainder of the site is permit-controlled but does offer some visitors parking (which also requires a permit) . Sutton town centre is barely 100 m distant, the mainline station approximately 0.3 miles away and there are ample public transport links right on the doorstep. Several excellent schools are also within a 10 minute walk (0.5 miles) including the award winning Sutton High School for Girls, Sutton Grammar, Manor Park and Overton Grange. Viewing is highly recommend of this quality apartment! No pets

- Fabulous newly refurbished three bedroom purpose built apartment on the ever popular Homefield Park development in the heart of Sutton
- Large open plan living room with a sunny southerly aspect, brand new kitchen with all new appliances, three generous double bedrooms, family bathroom, an additional WC and ample storage
- Large single garage, well maintained communal gardens, resident's & visitors parking (permit controlled)
- Lift service to all floors, entryphone system, new double glazing (to be fitted soon) & gas central heating
- Available immediately, unfurnished and subject to residents association approval
- EPC rating C (72/79)
- Sutton town centre is 100 m away, Sutton mainline BR station is only 7 minutes walk away (0.3 miles), close to excellent local transport links, several fantastic primary, secondary and Independent schools within 0.5 miles.
- Viewing of this superb flat is highly recommended

