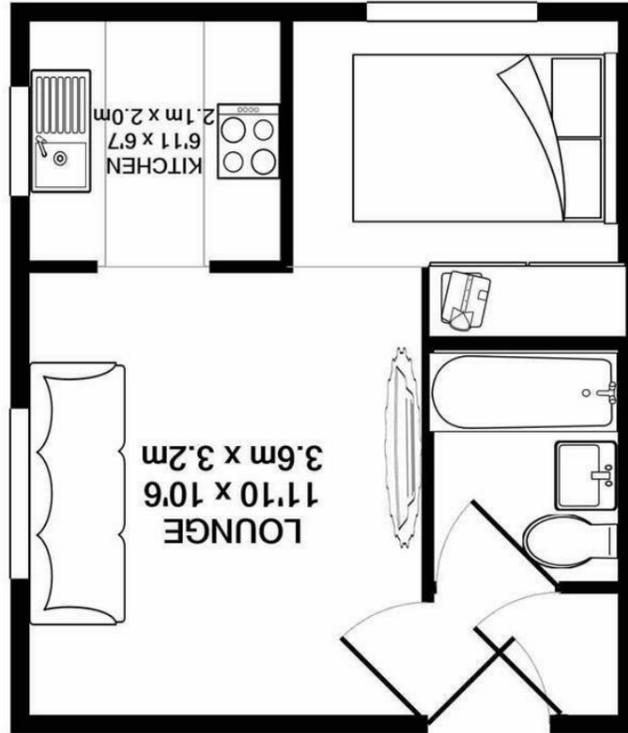


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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**TOTAL APPROX. FLOOR AREA 289 SQ.FT. (26.9 SQ.M.)**



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 55 Chipstead Close

Sutton, SM2 6BE

**£850 Per Calendar Month**

Available immediately - Unfurnished. Silverman Black is delighted to offer this recently refurbished ground floor apartment located on a delightful private development within about 20 minutes walk of Sutton BR Mainline Station and town centre. The property has been recently redecorated and recarpeted with a newly fitted kitchen incorporating all the necessary white goods and an upgraded bathroom with a shower over the bath. The accommodation comprises a small Entrance Hall with door through to a good size living area, a clearly demarked bedroom area beyond with a built-in double wardrobe and a separate kitchen facility, whilst the bathroom and a good size storage cupboard are accessed off the hallway. In addition there is electric heating, double glazing, ample communal parking within the development and direct access into Overton Park, which is only 50 meters away. Viewing is highly recommended - so call today to book your appointment.



- Available immediately - Unfurnished
- A spacious refurbished ground floor studio apartment with a separate bedroom area, located on a private development c 1 mile from Sutton BR station
- Recently redecorated & recarpeted, refurbished kitchen with new white goods/appliances, upgraded bathroom with shower over the bath
- Accommodation comprises a small entrance hall, living area, bedroom area, separate kitchen, fitted bathroom & storage cupboard
- Electric heating, double glazing & ample communal parking
- EPC rating: D (62/80)
- 20 minutes walk to Sutton BR station & town centre, 5 minutes walk to local bus services on the Brighton Road
- Viewing strongly recommended

