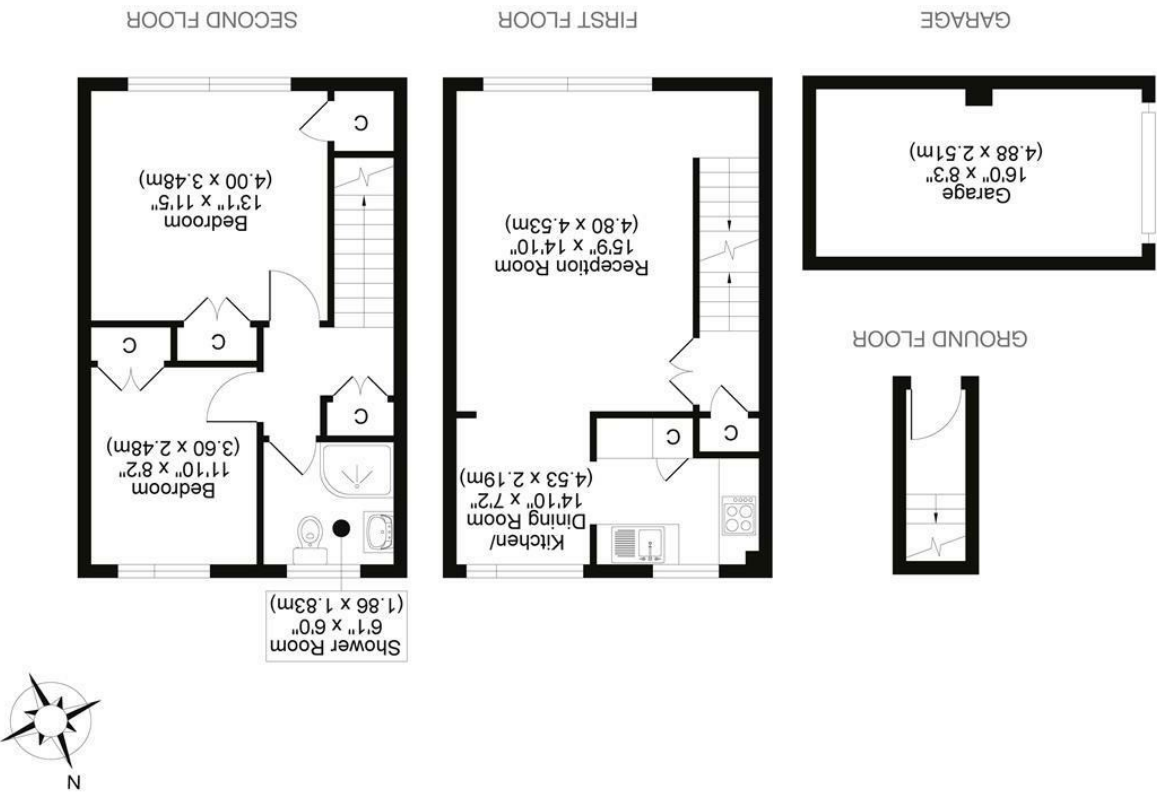




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



BASINGHALL GARDENS, SM2
TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 848 SQ.FT (79 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 716 SQ.FT (67 SQ.M)

SILVERMAN
BLACK
PROPERTY SPECIALISTS



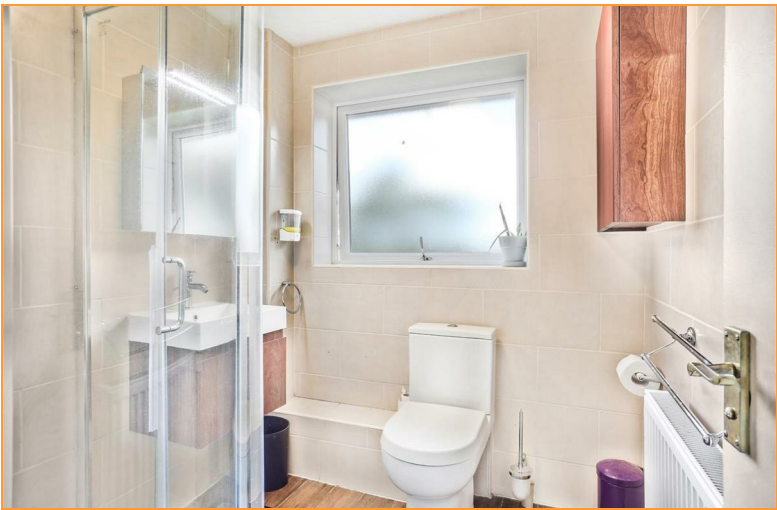


86 Basinghall Gardens

Sutton, SM2 6AW

Price Guide £315,000

Silverman Black is delighted to offer this spacious, refurbished two bedroom duplex apartment located in a popular development only 15 minutes walk from Sutton BR station and the town centre. A maisonette (with a private front door), stairs rise to the first floor and a bright & airy living room at the front of the building, whilst to the rear there is a well equipped, recently fitted kitchen and space for a good size dining table. Upstairs, on the top floor, there is a refitted shower room and two genuine double bedrooms, whilst outside there are substantial, well maintained communal gardens and a single garage, located in a block to the rear of the site. Other benefits include a recently updated gas/radiator central heating system with a Worcester Bosch boiler, fully double glazed windows and a very long lease with around 170 years left remaining on the term. A full range of shopping & entertainment facilities are available in Sutton town centre, which is approx 1 mile/20 minutes walk away, whilst Sutton BR station with direct access to Wimbledon and both London Victoria & London Bridge is a few minutes walk closer (0.8 miles). Viewing of this well presented apartment is very highly recommended - so call today to book your appointment.



- A bright and airy two bedroom split level maisonette which has been recently refurbished and is "ready for occupation"!
- Recently refitted kitchen and bathroom suites, relatively new gas/radiator heating system, full double glazing and recently redecorated interior
- Two generous double bedrooms, a spacious independent living room and ample space for a dining table in the kitchen area
- Expansive and well maintained communal gardens, single garage located en bloc
- EPC rating: C (77/79)
- Fantastic location only 20 minutes walk from the shopping & recreational facilities of Sutton town centre , 0.8 miles to Sutton BR station affording access to both London Victoria & London Bridge stations, plus Wimbledon
- Viewing is very strongly recommended - so call today to book your appointment

