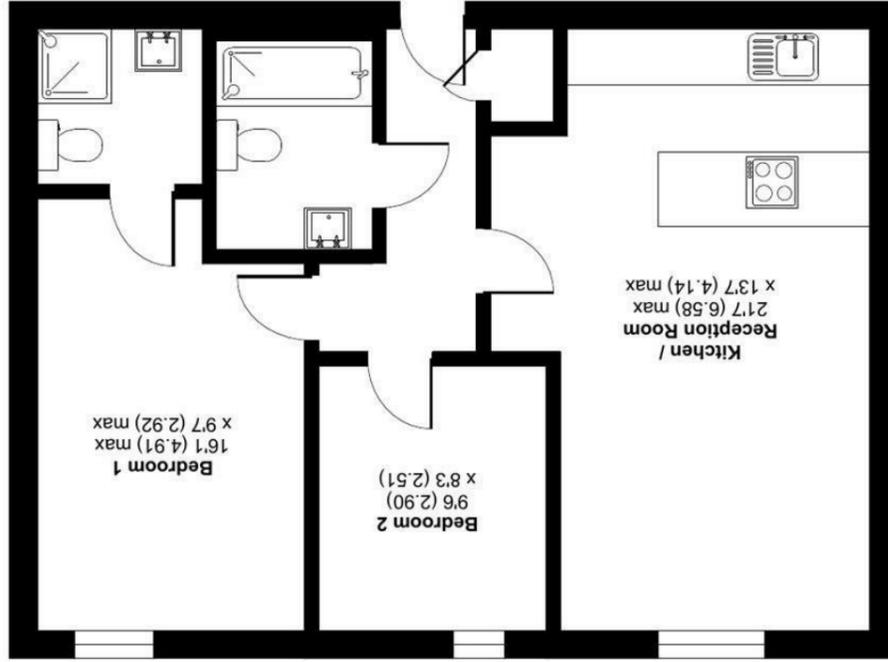


Produced for Silverman Black Estate Agents REF: 1330931
 Incorporated International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.

EIGHTH FLOOR



Throwley Way, Sutton, SM1
 Approximate Area = 635 sq ft / 59 sq m
 For identification only - Not to scale





Aspects Throwley Way

Sutton, SM1 4FD

Offers Over £265,000

Silverman Black is delighted to offer this spacious and beautifully appointed two bedroom/two bathroom apartment located on the 8th floor of the landmark Aspects building in central Sutton. Benefitting from stunning views over South London to Crystal Palace and The Shard, the apartment affords a large open plan living room with a fully integrated luxury kitchen, a generous master bedroom with a full en-suite shower room, a further double bedroom, a family bathroom and ample built-in storage space - perfect for anyone looking for a stylish "pad" with masses of "wow factor"! Other benefits include gas central heating, double glazed windows, quality replacement flooring and a long lease with over 175 years remaining on the current term. Outside the front door, the highlights continue - with the communal areas and lifts having been overhauled recently, a 24 hour concierge service available in the central atrium, secure parking at the rear of the building and also exclusive access to a professionally equipped fitness suite - saving you the need to pay for gym membership elsewhere! Of course, the service charges (£3,500 pa) do somewhat reflect these facilities but as with most things in life, "you get what you pay for" - and in this instance it's a stunning flat in an amazing building! Being sold with full vacant possession and no onward chain, Aspects is located right in the heart of Sutton, only 50 yards from the bustling High Street, and 0.3 miles (7 minutes walk) from Sutton Mainline BR station which affords regular fast trains into London Victoria, London Bridge and The City. In addition the building has full EWS Certification with an A1 safety rating - so all properties within are fully compliant and mortgageable. Silverman Black strongly recommend booking a viewing to fully appreciate the finer points of this exceptional apartment - it's empty, we have keys - call us today to book your appointment to visit!



- A beautifully appointed two bedroom/two bathroom apartment located on the 8th floor of the landmark Aspects building, with spectacular panoramic views over South London to Crystal Palace and The Shard
- Full vacant possession with no onward chain
- Accommodation comprises a large open plan living room with a fully integrated luxury kitchen, two double bedrooms with two bathrooms (one en-suite) and good storage facilities
- Other benefits include gas/radiator central heating, double glazing, replacement luxury flooring, a 24 hour concierge service in the atrium, exclusive access to a fully equipped fitness suite, secure parking
- Long lease with over 175 years remaining on the term, Service Charges £3,500 pa, Ground Rent £240 pa
- EPC rating "C"; Council Tax Band "C"
- 50 yards from Sutton's bustling High Street offering numerous bars & restaurants; 0.3 miles (7 minutes walk) to Sutton Mainline BR station giving easy access to London Bridge, London Victoria and The City
- Full EWS Creditation with an A1 Safety rating - so all apartments are fully compliant and mortgageable
- Viewing is very highly recommended - so book your appointment to visit this exceptional apartment today - you won't be disappointed!

