



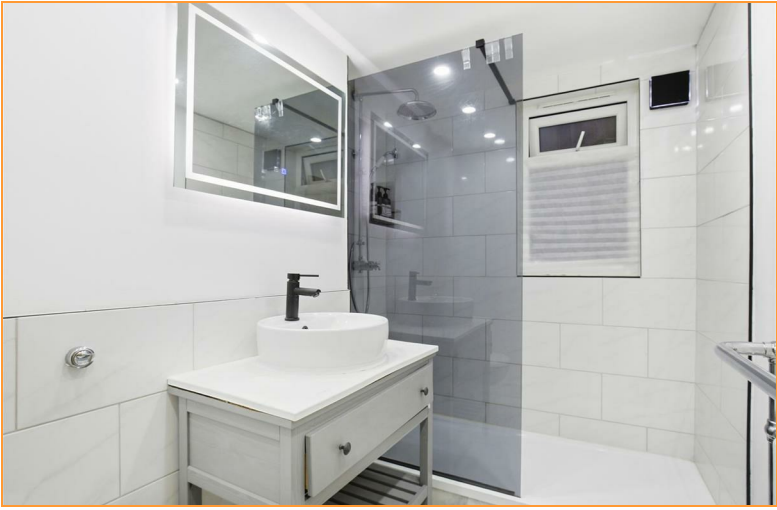


## 7b Victoria Road

Sutton, SM1 4RT

Price Guide £275,000

Silverman Black is delighted to offer this characterful one bedroom ground floor conversion apartment, located in a quiet residential cul-de-sac but within 10 minutes walk for Sutton town centre and BR station. Substantially refurbished by the current owner in the last couple of years, this unique period maisonette affords well proportioned accommodation comprising a welcoming entrance hall, a living room, a separate fitted kitchen, a double bedroom and a fully equipped shower room. Recent upgrades to the property include new wiring, a refitted kitchen with several fitted appliances, a newly fitted luxury shower room, wood flooring, downlighters and radiators! In addition the apartment comes with a private section of the garden to the rear - perfect for pet owners, or enjoying a BBQ in the warmer months plus a parking space at the front of the building. Other benefits include a Share of the Freehold and a long lease (966 years) running in the background - so there is no Ground Rent payable and we understand that there are no set annual service charges. As mentioned, Victoria Road is a small quiet cul-de-sac with no "through" traffic - but it does have a pedestrian access towards Sutton mainline BR station (10 minutes walk/0.5 miles) which offers fast and easy access to London Victoria, London Bridge and Charing Cross among many other stations in South London and beyond! Bus services are available at the end of the road towards Purley, Croydon, Morden and Wimbledon - together with the SuperLoop service to Heathrow. The bars, shops are restaurants of Sutton High Street are approximately 0.5 miles distant - so you really are in the heart of things! Viewing of this well presented and convenient apartment is highly recommended - so call today to book your appointment to visit!



- A recently refurbished one bedroom ground conversion apartment - with both a private garden and parking - located close to Sutton Town Centre
- Accommodation comprises: Entrance Hall, Lounge, Kitchen, Double Bedroom, Shower Room
- 25 ft private section of the rear garden - ideal for pet owners and BBQs in the summer - parking to the front of the building
- Recent upgrades include new quality kitchen and shower room suites, new wiring, downlighters, radiators and wood flooring
- Very low outgoings - the property comes with a Share of the Freehold - so there is no Ground Rent and we understand there is no set service charges payable annually.
- Share of Freehold with a 966 year lease running in the background
- Council Tax Band "C"; EPC rating "E"
- Sutton mainline BR station only a 10 minute walk away (0.5 miles) affording fast access to London Bridge, London Victoria and Charing Cross
- 0.5 miles from the shopping and recreational facilities of Sutton town centre
- Viewing highly recommended - call today to book your appointment to visit

