



  
HENLEY HOMES

Flat 5 | 4 Sydney Road  
Sutton | Surrey SM1 2QL |





This immaculately presented two bedroom ground floor flat is being offered to the market with no ongoing chain. With over 990 years left on the lease a perfect purchase for investment. The light and bright flat comes with over 440 sq ft of basement storage. The flat itself is over 700 sq ft it comprises of a large entrance hall, two great size bedrooms, a modern bathroom room, kitchen and sitting room. This is a property that ticks all the boxes as it is within a short distance to Sutton's excellent local amenities, including a vast array of shopping facilities, restaurants and a train station within a mile.



**Entrance Hallway 12' 3" x 5' 7" (3.73m x 1.70m)**

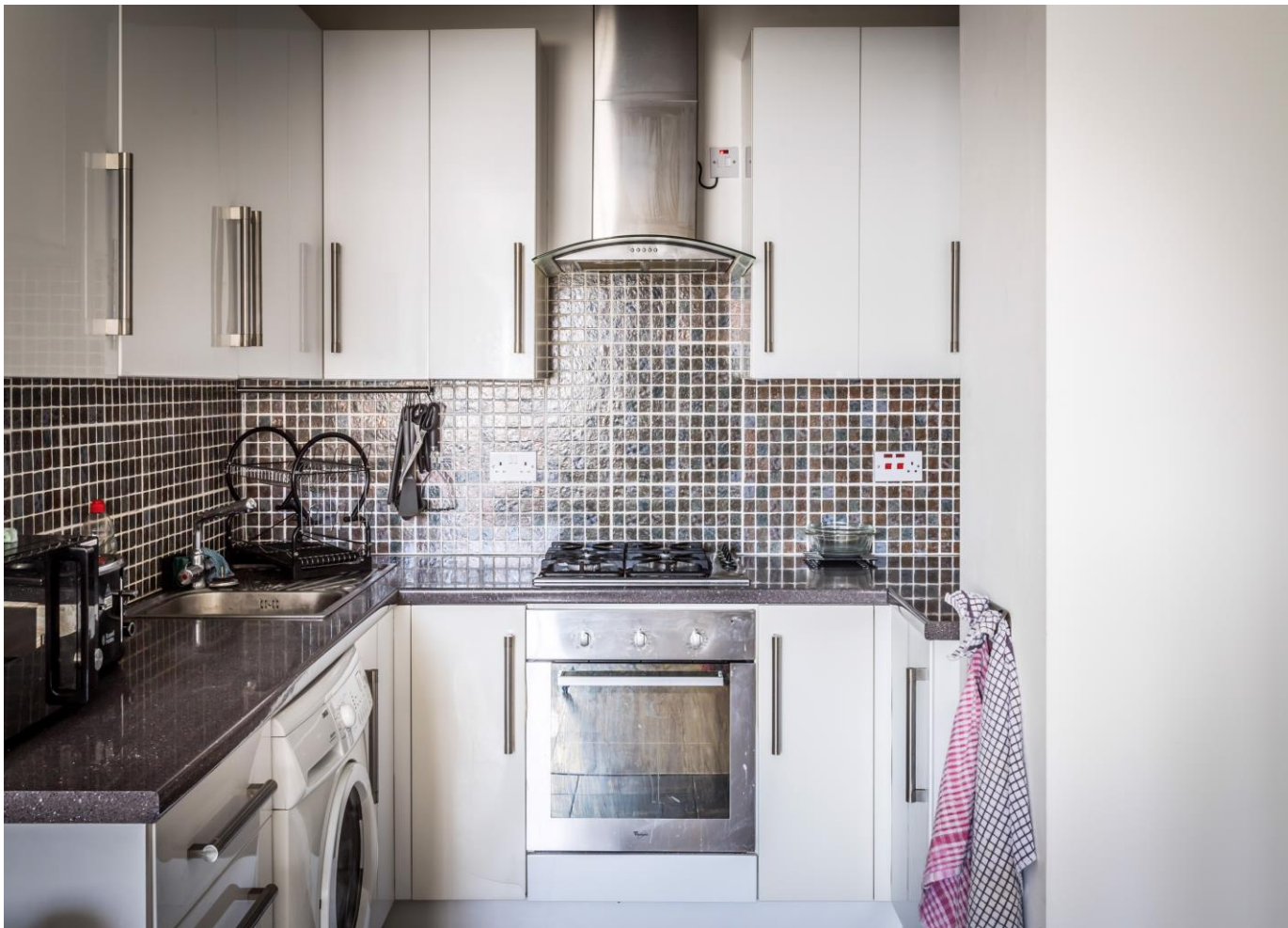
Wood effect laminate flooring.

**Kitchen 8' 1" x 5' 2" (2.46m x 1.57m)**

Ceramic tiled floor and part tiled walls, high and low level storage, space for washing machine, electric oven with gas hob and extractor hood, space for fridge/freezer.

**Sitting Room 19' 1" x 12' 9" (5.81m x 3.88m)**

Front aspect, wood effect laminate flooring.







**Bedroom 1** 13' 6" x 11' 6" (4.11m x 3.50m)  
Side aspect, wood effect laminate flooring.

**Bedroom 2** 12' 6" x 11' 4" (3.81m x 3.45m)  
Double aspect, wood effect laminate flooring.

**Bathroom** 11' 3" x 4' 9" (3.43m x 1.45m)  
Ceramic tiled floor and walls, heated towel rail, wash hand basin on vanity unit, panelled bath with power shower and separate hand held attachment, low level WC.

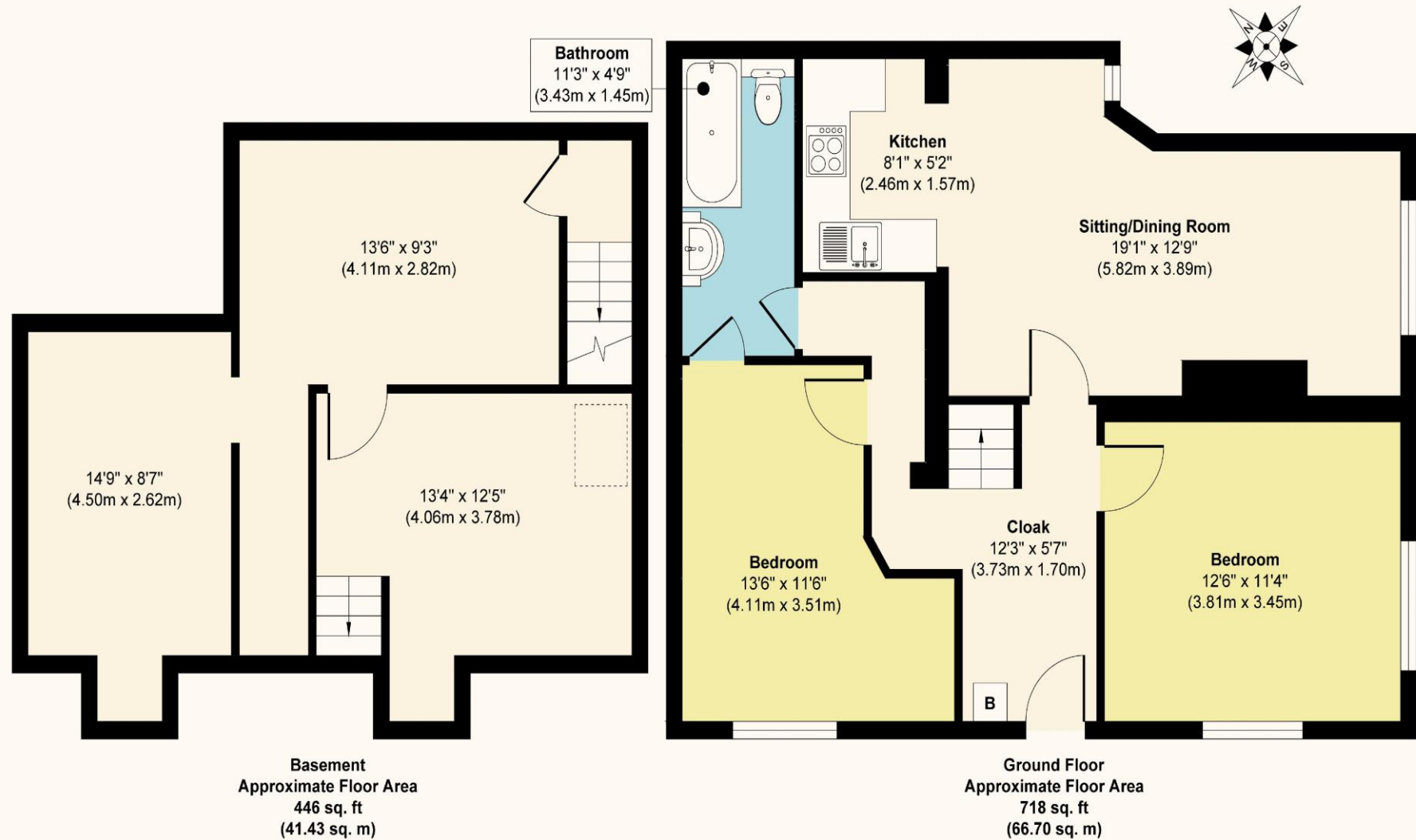
**Basement Storage 1** 13' 4" x 12' 5" (4.06m x 3.78m)

**Basement Storage 2** 13' 6" x 9' 3" (4.11m x 2.82m)

**Basement Storage 3** 14' 9" x 8' 7" (4.49m x 2.61m)

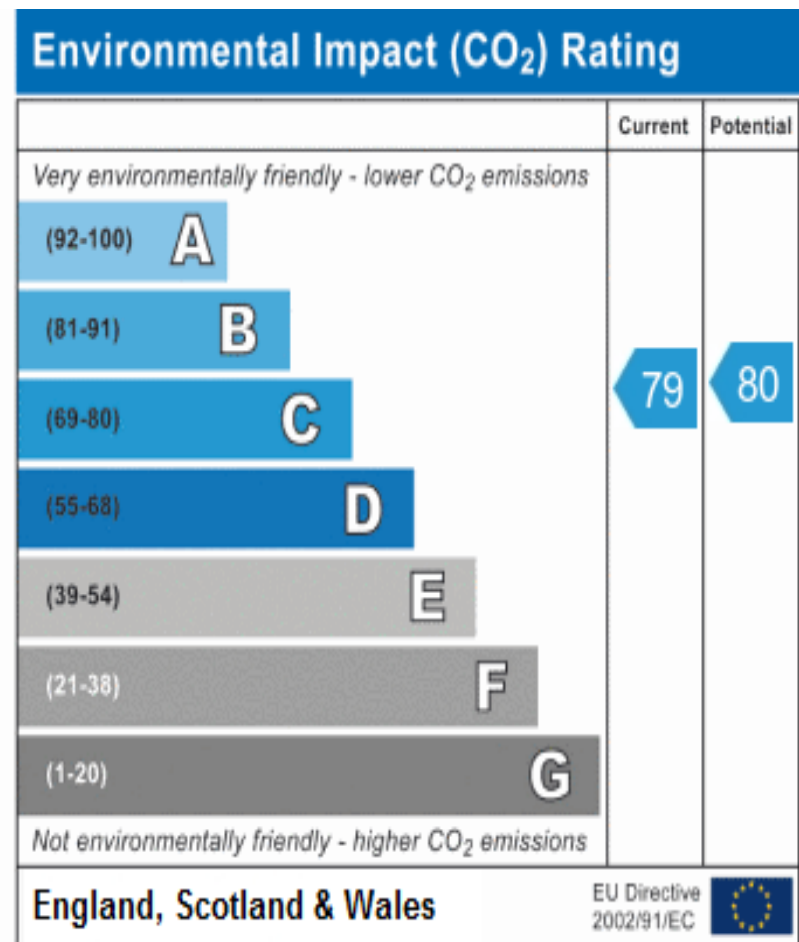
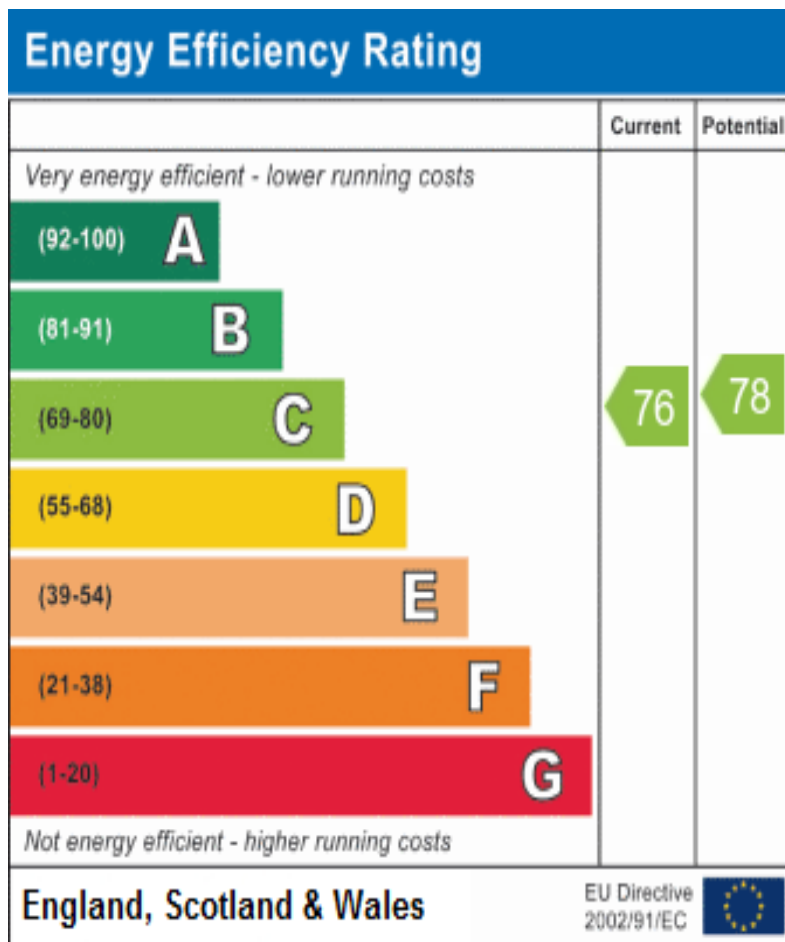


## Sydney Road SM1



**Approx. Gross Internal Floor Area 1164 sq. ft / 108.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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