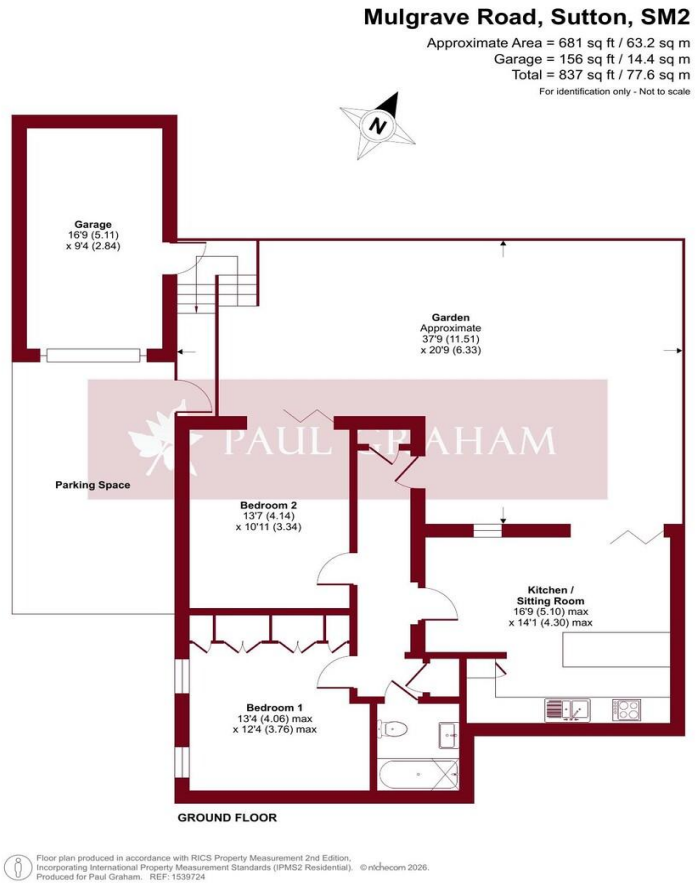






Flat 1 Centum House, 100 Mulgrave Road, Sutton, SM2 6LZ | **£365,000 Leasehold**

A superb and incredibly versatile one/two bedroom ground floor apartment, presented in immaculate condition throughout and boasting a stunning landscaped private garden, detached garage and allocated parking space. Ideally situated on the highly regarded Mulgrave Road, moments from Sutton Station and town centre, this unique apartment further benefits from a 986 year lease, access to communal gardens and is offered to the market with no onward chain.



ENTRANCE HALL

KITCHEN/SITTING ROOM 16' 9" x 14' 1" (5.11m x 4.29m)

BEDROOM 1 13' 4" x 12' 4" (4.06m x 3.76m)

BEDROOM 2/LIVING ROOM 13' 7" x 10' 11" (4.14m x 3.33m)

BATHROOM

GARDEN 37' 9" x 20' 9" (11.51m x 6.32m)

GARAGE 16' 9" x 9' 4" (5.11m x 2.84m)

ALLOCATED PARKING SPACE

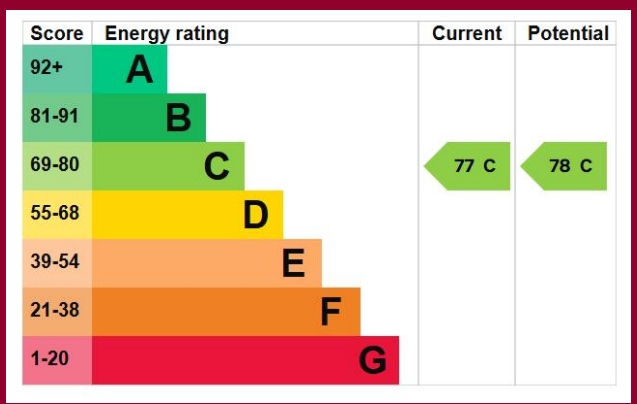
LONG LEASE: 986 YEARS

NO ONWARD CHAIN





IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



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