



PAUL GRAHAM

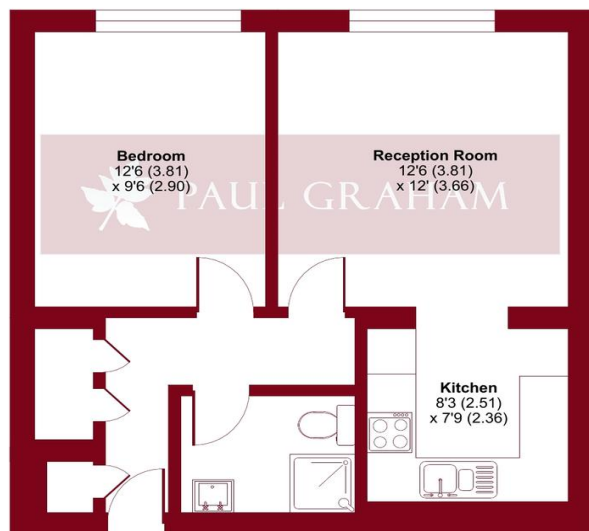


7 St. Annes Court, Stanley Road, Sutton, SM2 6RX | **Guide Price £250,000 Freehold**

Set within a well-kept purpose-built block on the first floor, this bright and well-proportioned one-bedroom apartment is ideal for first-time buyers, downsizers, or investors alike. The property is beautifully presented throughout with a neutral décor, offering a spacious living room, a generous double bedroom, and a modern shower room. Further highlights include double glazing, electric heating, and the added bonus of a garage en-bloc.

St. Annes Court, Stanley Road, Sutton, SM2

Approximate Area = 477 sq ft / 44.3 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Paul Graham. REF: 1312394

ENTRANCE HALL

RECEPTION ROOM 12' 6" x 12' 0" (3.81m x 3.66m)

KITCHEN 8' 3" x 7' 9" (2.51m x 2.36m)

BEDROOM 1 12' 6" x 9' 6" (3.81m x 2.9m)

BATHROOM

CUPBOARD

GARAGE

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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