

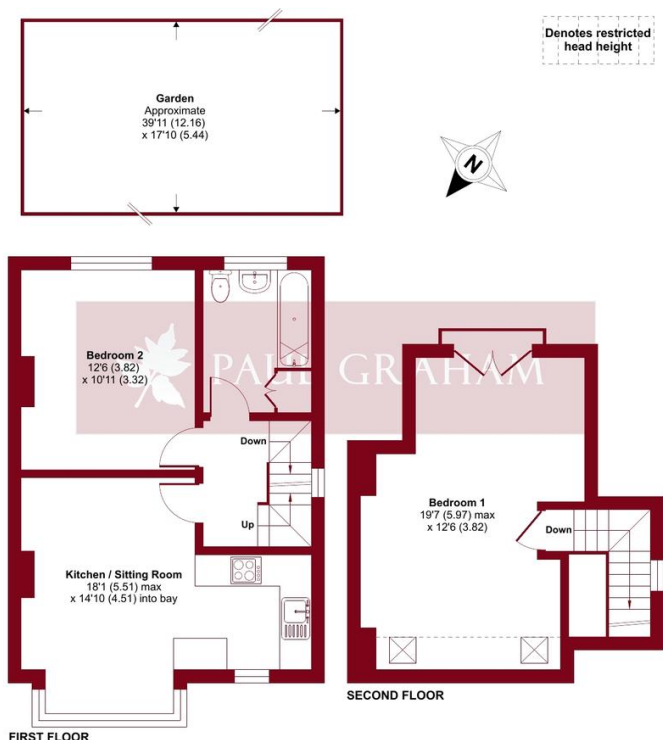


2b Rosehill Avenue, Sutton, SM1 3HG | **£325,000 Share of Freehold**

This superb two-bedroom split-level garden maisonette is presented in excellent order and offers a comfortable and versatile layout. The home features two generous double bedrooms, a bright living space, and a well-maintained kitchen, all spread across two levels to enhance the sense of space. A private rear garden provides an ideal spot for outdoor dining or relaxation, while the added benefit of off-road parking makes this property particularly appealing. With a share of freehold, a long lease, and no service charge, it presents an attractive and low-maintenance option for buyers.

Rosehill Avenue, Sutton, SM1

Approximate Area = 736 sq ft / 68.3 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Total = 762 sq ft / 70.7 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN/SITTING ROOM 18' 1" x 14' 10"
(5.51m x 4.52m)

BEDROOM 2 12' 6" x 10' 11" (3.81m x 3.33m)

BATHROOM

GARDEN 39' 11" x 17' 10" (12.17m x 5.44m)

BEDROOM 1 19' 7" x 12' 6" (5.97m x 3.81m)

OFF ROAD PARKING

SHARE OF FREEHOLD

NO SERVICE CHARGE

LONG LEASE



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		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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