

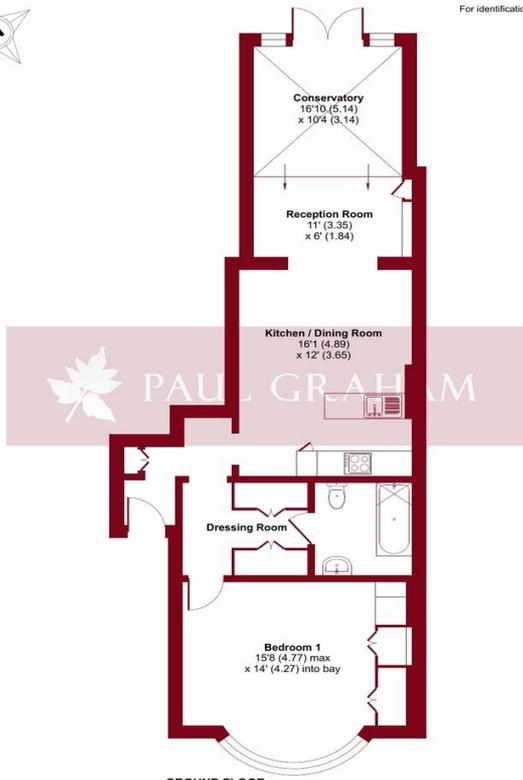


59a Egmont Road, Sutton, SM2 5JS | £310,000 – £320,000 Guide Price Leasehold

An exceptional and remarkably spacious 746 sq ft (69.3 sq m) one-bedroom ground floor conversion apartment, beautifully refurbished throughout and featuring an impressive open-plan kitchen, dining and living space with conservatory area, private front garden, access to a large communal garden, parking and a highly sought-after South Sutton location. Offered to the market with no onward chain.

Egmont Road, Sutton, SM2

Approximate Area = 746 sq ft / 69.3 sq m
For identification only - Not to scale



GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2026. Produced for Paul Graham. REF: 1405089

ENTRANCE HALL

KITCHEN/DINING ROOM 16' 1" x 12' 0" (4.9m x 3.66m)

RECEPTION ROOM 11' 0" x 6' 0" (3.35m x 1.83m)

CONSERVATORY 16' 10" x 10' 4" (5.13m x 3.15m)

BEDROOM 1 15' 8" x 14' 0" (4.78m x 4.27m)

DRESSING ROOM

BATHROOM

PRIVATE FRONT GARDEN

COMMUNAL REAR GARDENS

LONG LEASE

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		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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