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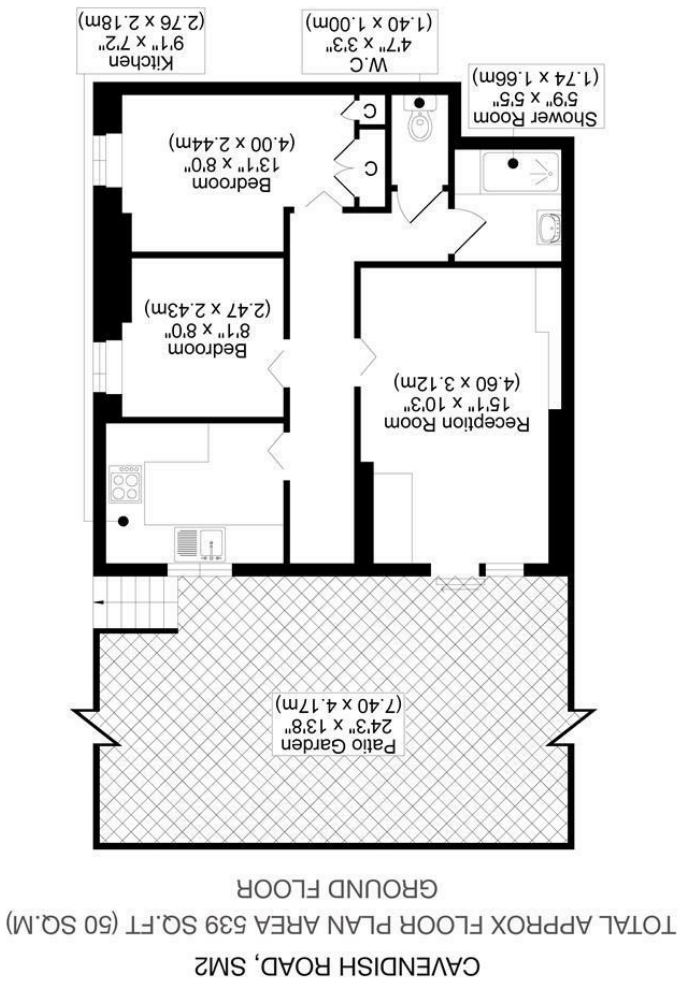
RICS

The Property Ombudsman

CHRISTIES

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MEDIA
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



CHRISTIES



CAVENDISH ROAD, SUTTON SM2 5EY

OFFERS IN THE REGION OF £325,000

LOCATED ALONG THE PICTURESQUE CAVENDISH ROAD IN SUTTON, THIS DELIGHTFUL TWO-BEDROOM MAISONETTE PERFECTLY BLENDS COMFORT, STYLE, AND CONVENIENCE. WELL-SUITED FOR SMALL FAMILIES, COUPLES, OR INDIVIDUALS SEEKING A PEACEFUL RETREAT, THE PROPERTY OFFERS TWO GENEROUSLY SIZED BEDROOMS AND AN INVITING RECEPTION ROOM – AN IDEAL SPACE FOR RELAXATION OR ENTERTAINING GUESTS, WITH DIRECT ACCESS TO THE PRIVATE GARDEN.

A STANDOUT HIGHLIGHT IS THE PRIVATE OUTDOOR SPACE – PERFECT FOR ENJOYING A MORNING COFFEE, AL FRESCO DINING, OR UNWINDING AFTER A LONG DAY. ADDITIONALLY, THE MAISONETTE BENEFITS FROM ITS OWN PARKING SPACE, A PRIZED ASSET IN THIS VIBRANT AREA. THE HOME ALSO FEATURES A MODERN, WELL-APPOINTED BATHROOM, DESIGNED TO ENSURE DAILY ROUTINES ARE BOTH COMFORTABLE AND EFFICIENT.

SITUATED CLOSE TO LOCAL STATIONS, THIS LOCATION OFFERS EXCELLENT TRANSPORT LINKS TO CENTRAL LONDON AND BEYOND, MAKING IT ESPECIALLY APPEALING TO COMMUTERS. RESIDENTS WILL ALSO ENJOY THE ARRAY OF NEARBY AMENITIES, INCLUDING SHOPS, CAFES, AND PARKS, ALL CONTRIBUTING TO A VIBRANT AND CONVENIENT LIFESTYLE.

OFFERING A WONDERFUL OPPORTUNITY TO SETTLE INTO A THRIVING COMMUNITY WHILE ENJOYING THE COMFORTS OF HOME, THIS CHARMING MAISONETTE IS NOT TO BE MISSED.

LEASE REMAINING: 968 YEARS (SHARE OF FREEHOLD)
SERVICE CHARGES £100 PER MONTH AS ADVISED BY VENDOR.

- PRIVATE GARDEN
- SOUGHT AFTER LOCATION
- CHAIN FREE
- EPC RATING C
- COUNCIL TAX BAND C

