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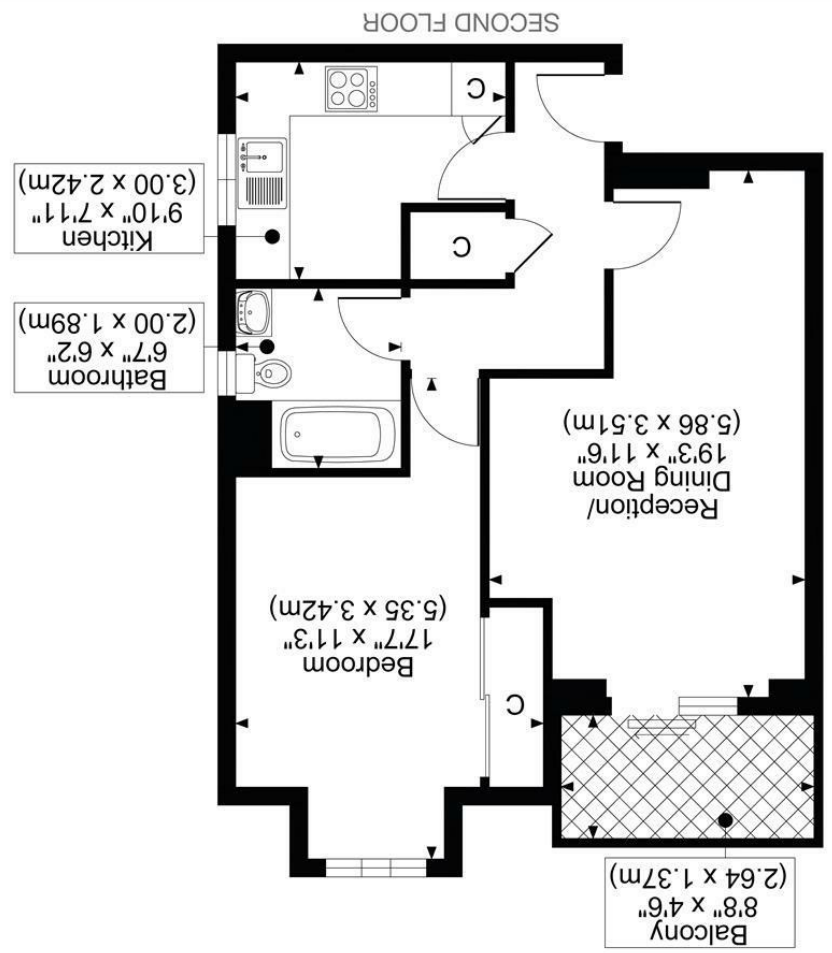
RICS

The Property Ombudsman

CHRISTIES

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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.



KEMPSTON HOUSE, THE DOWNSWAY, SM2
 TOTAL APPROX FLOOR PLAN AREA 503 SQ.FT (47 SQ.M)



CHRISTIES



THE DOWNSWAY, SUTTON SM2 5RE

SITUATED IN THE HIGHLY SOUGHT-AFTER DOWNSWAY AREA OF SOUTH SUTTON, THIS WELL-PRESENTED TOP-FLOOR APARTMENT OFFERS STYLISH AND COMFORTABLE LIVING IN A PRIME LOCATION.

THE PROPERTY FEATURES A BRIGHT AND SPACIOUS RECEPTION ROOM, PROVIDING THE PERFECT SPACE FOR BOTH RELAXING AND ENTERTAINING. THE GENEROUSLY SIZED DOUBLE BEDROOM OFFERS A PEACEFUL RETREAT, WHILE THE WELL-APPOINTED BATHROOM IS THOUGHTFULLY DESIGNED FOR MODERN LIVING.

A PARTICULAR HIGHLIGHT OF THE APARTMENT IS THE PRIVATE BALCONY, PROVIDING AN IDEAL SPOT TO ENJOY YOUR MORNING COFFEE OR UNWIND AFTER A BUSY DAY WHILE TAKING IN THE SURROUNDING VIEWS.

CONVENIENTLY POSITIONED, THE PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS, WITH SUTTON MAINLINE STATION WITHIN EASY REACH, OFFERING DIRECT SERVICES INTO CENTRAL LONDON AND MAKING IT AN EXCELLENT CHOICE FOR COMMUTERS. A WIDE RANGE OF LOCAL SHOPS, RESTAURANTS, CAFÉS, AND LEISURE FACILITIES ARE ALSO CLOSE BY, ENSURING EVERYTHING YOU NEED IS WITHIN EASY REACH.

FURTHER BENEFITS INCLUDE AN ALLOCATED PARKING SPACE, ADDING BOTH CONVENIENCE AND PRACTICALITY.

IDEAL FOR FIRST-TIME BUYERS, PROFESSIONALS, OR INVESTORS ALIKE, THIS ATTRACTIVE APARTMENT COMBINES A DESIRABLE LOCATION WITH COMFORTABLE ACCOMMODATION AND EXCELLENT CONNECTIVITY. EARLY VIEWING IS HIGHLY RECOMMENDED.

OFFERS IN THE REGION OF £275,000

- ONE BEDROOM
- TOP FLOOR
- ALLOCATED PARKING
- BALCONY
- EPC RATING - C
- COUNCIL TAX BAND C

