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RICS

The Property Ombudsman

CHRISTIES

2 BEDROOM 74.4 SQ.M / 801 SQ.FT UNRELEASED

85 - The Kensington

Level 07

KEY

WEST ELEVATION

SCANN THE QR CODE TO SHARE TO A DEVICE

DIMENSIONS

LIVING/DINING/KITCHEN 7.36m x 4.68m 24'1" x 15'4"

BEDROOM 1 3.08m x 3.78m 10'1" x 12'4"

BEDROOM 2 3.84m x 3.15m 12'7" x 10'4"

TOTAL BALCONY AREA 7.2 sq m - 77 sq ft



CHRISTIES



SUTTON COURT ROAD, SUTTON SM1 4GR

GUIDE PRICE £442,000

THE KENSINGTON INTRODUCES THE FIRST COLLECTION OF CONTEMPORARY ONE, TWO AND THREE-BEDROOM APARTMENTS AT SUTTON GARDEN SQUARE. THOUGHTFULLY DESIGNED FOR MODERN LIVING, THE BUILDING IS ARRANGED AROUND LANDSCAPED GARDEN SQUARES AND COMPLEMENTED BY A SUITE OF RESIDENTS' AMENITIES, INCLUDING A ROOFTOP GARDEN, CREATING A SEAMLESS DIALOGUE BETWEEN ARCHITECTURE, NATURE AND EVERYDAY LIFE, AND SETTING THE TONE FOR THE DEVELOPMENT TO COME.

SUTTON GARDEN SQUARE INTRODUCES A NEW BENCHMARK FOR CONTEMPORARY LIVING IN ONE OF LONDON'S GREENEST AND MOST CONNECTED BOROUGH. DESIGNED AROUND AN ACRE OF LANDSCAPED GARDENS, THE DEVELOPMENT BRINGS TOGETHER ELEGANT ARCHITECTURE, THOUGHTFULLY CRAFTED HOMES, AND A CALM, NATURAL SETTING AT THE HEART OF SUTTON TOWN CENTRE, JUST 3 MINUTES WALK FROM THE STATION.

RESIDENT AMENITIES
SUTTON GARDEN SQUARE FEATURES AN EXCLUSIVE COLLECTION OF BEAUTIFULLY DESIGNED RESIDENT SPACES OVERLOOKING LANDSCAPED GARDENS - CAREFULLY CURATED TO ELEVATE EVERYDAY LIVING WITH EFFORTLESS CONVENIENCE, AND CREATE OPPORTUNITIES TO CONNECT WITH NEIGHBOURS.
AMENITIES INCLUDE- FULLY EQUIPPED GYM- CO-WORKING AND RESIDENT LOUNGE- PRIVATE DINING ROOM- SCREENING ROOM AND KARAOKE ROOM- CHILDREN'S INDOOR PLAY AREA- PET SPA- 24-HOUR CONCIERGE - PRIVATE GARDEN AND ROOFTOP TERRACE.

- TENURE 999 YEAR LEASE FROM 1 NOVEMBER 2028.
- THE LOCATION LONDON BOROUGH OF SUTTON (ZONE 5)
- ARCHITECT PATEL TAYLOR
- WARRANTY 10 YEAR THOMAS MILLER WARRANTY 2 YEAR ST GEORGE WARRANTY
- ESTIMATED COMPLETION Q4 2028 TO Q1 2029

