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MOVING MADE EASY



Stanley Road, Sutton

£425,000

Nestled on Stanley Road, this exceptional ground floor flat offers a delightful blend of modern living and classic charm. Converted from a substantial Victorian house, this two bedroom property is in excellent condition throughout, making it an ideal choice for those seeking a comfortable and stylish home.

As you enter, you are welcomed into a spacious reception room that boasts large bi-fold doors which open onto the reargarden and allow natural light to flood the space. The room is perfect for both relaxation and entertaining. Off to the side of the lounge is the large fully fitted kitchen - this is a standout feature which also has doors to the garden and is equipped with modern appliances and ample storage, catering to all your culinary needs.

The flat includes two bedrooms, providing a peaceful retreat for rest and relaxation. The recently refitted bathroom is designed in a contemporary style, offering a fresh and inviting atmosphere.

One of the highlights of this property are the doors that open from the reception room and the kitchen to a decked area in the private west-facing garden. This outdoor space is perfect for enjoying sunny afternoons, with a lawn area and a substantial timber garden building for storage, office or playroom.

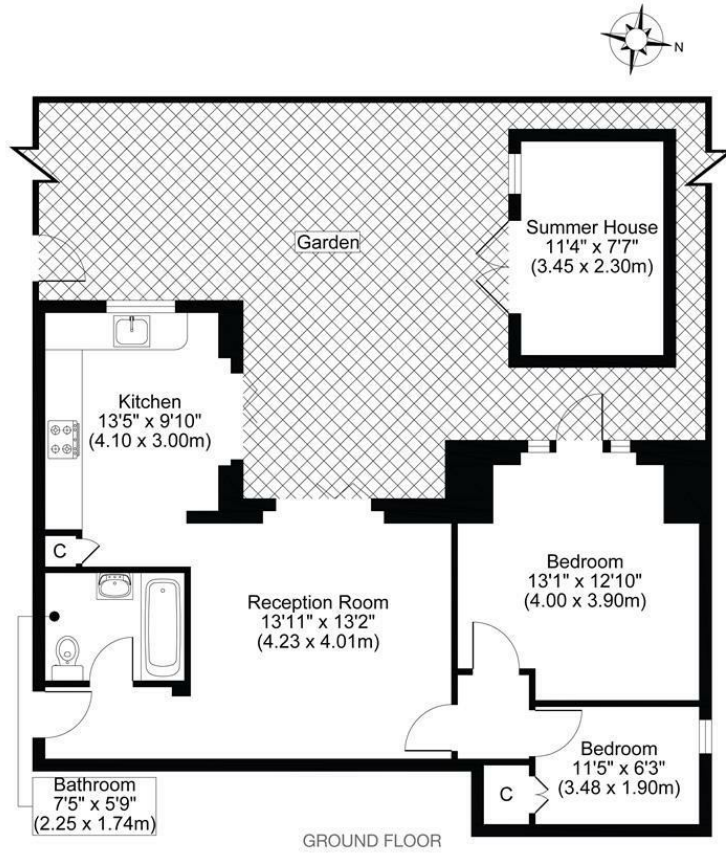
Additionally, the property benefits from parking and a garage to the rear, providing practical solutions for your vehicle storage needs. Located just a short walk from the station, this flat offers excellent transport links, making it ideal for commuters.

In summary, this beautifully presented flat on Stanley Road is a rare find, combining modern amenities with the character of a Victorian conversion. It is perfect for anyone looking to enjoy a vibrant lifestyle in a sought-after location. Don't be disappointed - contact us now to arrange your viewing





STANLEY ROAD SM2
 TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 708 SQ.FT (66 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 622 SQ.FT (58 SQ.M)

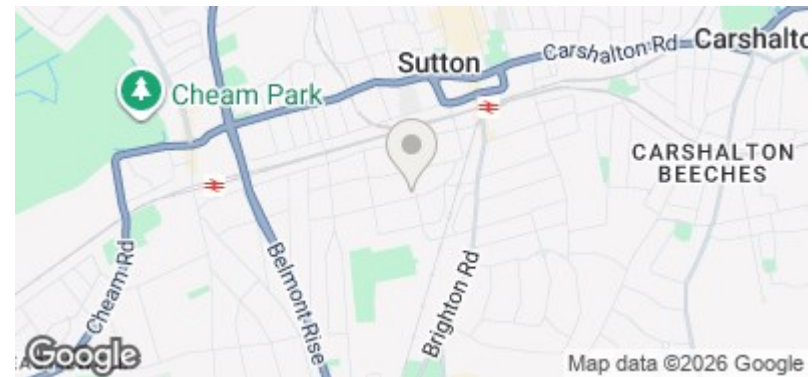


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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