



**To be sold via conditional auction  
(56-day exchange + completion)**

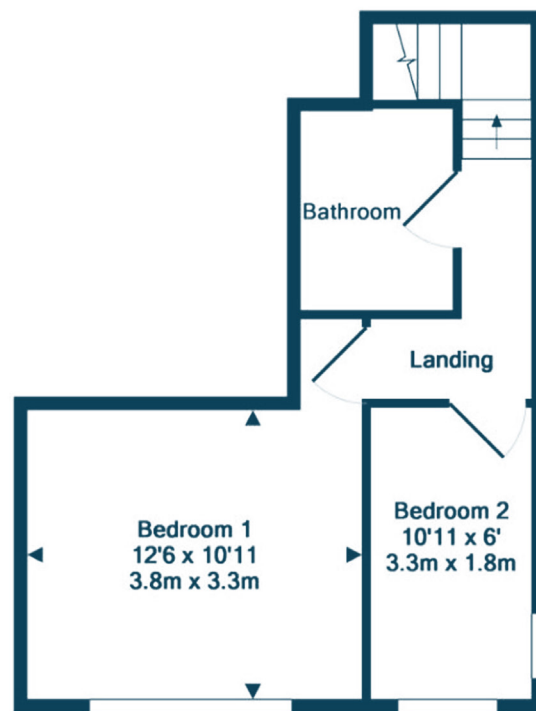
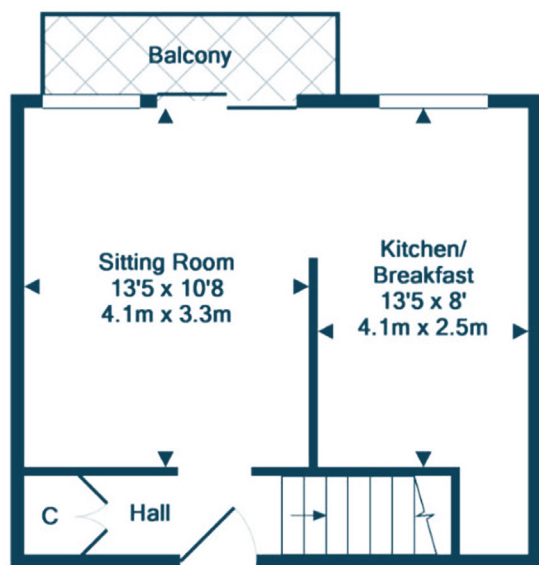


- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE CONDITIONAL AUCTION**
- ✓ (56-DAY COMPLETION). Bidding opens on Thursday 14th January 2021 at 12:00pm and closes on Friday 15th January at 12:00pm with a GUIDE PRICE of £200,000.
- ✓ Split level flat (located on the 4th floor)
- ✓ 963 years remaining on lease
- ✓ Sizeable living room (146 sq ft) with balcony access
- ✓ Kitchen / breakfast area (108 sq ft)
- ✓ 2 good-sized bedrooms (127 + 61 sq ft respectively)
- ✓ Communal garden area (with BBQ and seating)
- ✓ Garage + Additional private car parking space
- ✓ Close to Ofsted-rated 'Good' and 'Outstanding' schooling + excellent amenities





# Floorplan



## Property Particulars



Living Room

13.50ft x 10.80ft (4.10m x 3.30m)



Kitchen

13.50ft x 8.00ft (4.10m x 2.50m)



Bedroom 1

12.60ft x 10.11ft (3.80m x 3.30m)



Bedroom 2

10.11ft x 6.00ft (3.30m x 1.80m)



Bathroom

6.50ft x 6.00ft (1.98m x 1.80m)



Gross Internal Floor Area (approx.) = 646 sq ft (60 sq m)

## Overview

Located within short walking distance from Sutton's mainline train station and high street, this split level flat offers spacious living / kitchen space and two well-proportioned bedrooms. Requiring a modest scheme of cosmetic refurbishment, the property has an Energy Performance Rating 'D' and a strong remaining lease term (963 years). The property also benefits from a communal garden area (with BBQ and seating), private parking space and garage unit. Sold with vacant possession and strong capital growth prospects, this flat will make an excellent rental property (estimated £1,000-£1,200 pcm) or owner-occupied home. There is a monthly ground rent of £194 on this property.

## Description

Found on the fourth of a 10-floor building served by two lifts and a secure entryphone system, enter the property into a hallway with extra closet space. Straight ahead is the sizeable living room (146 square feet) with direct access via sliding doors to the external balcony. To the right is the kitchen / breakfast area (108 square feet). Back into the hallway and a staircase leads to a bathroom and two good-sized bedrooms (127 and 61 square feet respectively), divided by a wide 'L' shaped landing area.



# Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of D. EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a D rating it must score 55-68 SAP points.

38.70% of properties lodged on to the UK Government's EPC Register are D rated.

## Score Energy Rating

92+



81-91



69-80



55-68



39-54



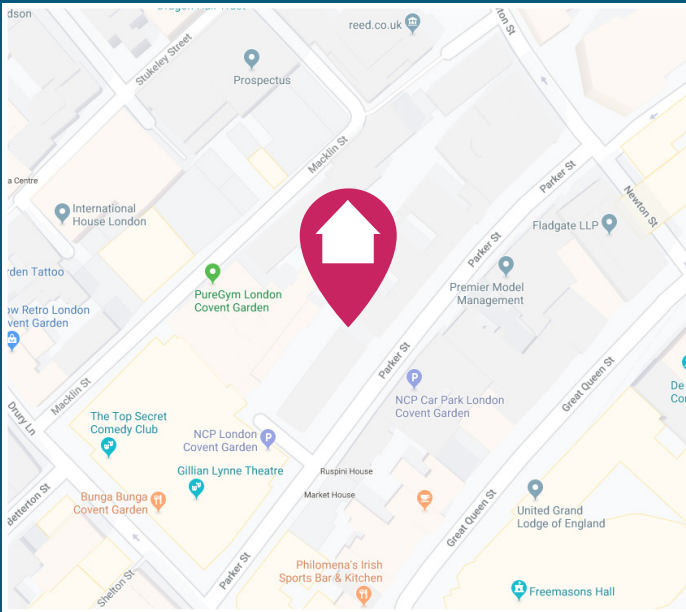
21-38



1-20



# Location



Located in a much sought-after South London postcode, the property is within short walking distance from a wide range of amenities found on Sutton High Street as well as a number of well-reviewed pubs, bars and restaurants.

Sutton's mainline station is also nearby with fast direct connections to Clapham Junction, Victoria, London Bridge, Balham and Croydon to name a few. Convenient bus routes also take you to various parts of South London and Surrey including Morden tube station (Northern Line).



# Schools

- ✓ Devonshire Primary (Ofsted-rated 'Good') is 0.23 miles away
- ✓ Orchard Hill College (Ofsted-rated 'Outstanding') is 0.24 miles away
- ✓ Overton Grange (Ofsted-rated 'Good') is 0.29 miles away
- ✓ Manor Park (Ofsted-rated 'Good') is 0.58 miles away
- ✓ Robin Hood Infants (Ofsted-rated 'Outstanding') is 0.61 miles away
- ✓ Thomas Wall Nursery (Ofsted-rated 'Outstanding') is 0.61 miles away

## More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering (AML) Requirements
- ✓ Auction Legal Pack (registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24/7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

## Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy

## Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license). For a full list of requirements please see the legal pack documents.

## Buyer Reservation Fee

A fee of 2% of the agreed sale price + VAT (non-refundable) will be due from winning bidder.