



**CHRISTIES**

**SUTTON**

 **MAYFAIR**  
OFFICE GROUP

A split-level flat arranged over second and third floors on a secure development, Unfurnished, situated just moments from Sutton Centre and transport links in Travel Zone 5, with regular trains to Central London - Very Spacious living area, modern fitted kitchen, separate WC, modern bathroom with separate shower, 2 excellent sized bedrooms with built in storage, parking bay plus garage.

**6 STANSTEAD MANOR, CHEAM ROAD, SUTTON, SM1 2AY    MONTHLY RENTAL OF £1,350**



This attractive and modern top floor split level 2 bed property is conveniently situated in a highly popular location close to the heart of Sutton.

The apartment benefits double glazed windows, garage with own separate bay parking.

On the ground floor there is a small porch area with separate storage before entering into the apartment.

Reception hall with cloakroom, Impressive and spacious sized living area with plenty of room for dining, modern fitted kitchen with built in oven, hob, extractor, plus fridge and freezer.

A staircase leads to an upstairs WC and modern bathroom with sink, bathtub with shower over the tub.

2 Fantastic sized bedrooms both with built in storage.

The property is well situated for village shops, cafes and restaurants plus local bus routes and mainline station.

Nearby amenities include parks, downland, golf courses and health clubs plus a variety of highly regarded private and state schools catering for all age groups.

There is also good access by road towards central London and south for Surrey greenbelt countryside and the M25.





## **ACCOMMODATION**

UPSTAIRS LANDING - 12' x 8'

LOUNGE - 28' x 20'

KITCHEN - 7' x 7'

BEDROOM 1 - 18' x 11'

BEDROOM 2 - 11' x 7'

BATHROOM - 6' x 5'

SEPARATE WC

## **OUTSIDE**

GARAGE - 16' x 7'

PARKING BAY



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. These particulars are for guidance only and do not constitute part of an offer or contract. They should not be relied upon as a statement or representation of fact and all measurements given are approximate only. Purchasers should verify all matters concerning planning consents, building regulations and extension potential to their own satisfaction. Neither Christies nor their employees are able to confirm the structural condition of the property or that services, appliances, equipment or other facilities are available and in working order and no guarantee as to their operability or efficiency can be given. Purchasers are strongly advised to arrange their own survey. Please ask for clarification on any point that may concern you, especially if travelling some distance to view the property.

# CHRISTIES

[www.christiesworld.com](http://www.christiesworld.com)  
020 8643 7777

