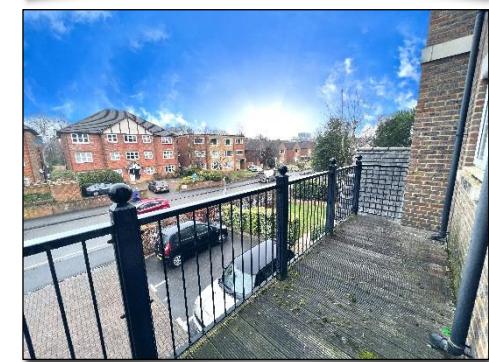


PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



240 Balham High Road
London SW17 7AW
Tel: 020 8772 1004
www.portersbalham.com
info@portersbalham.com
DX: 41604 Balham



9 Victoria Court, 31 Mulgrave Road, Sutton, SM2 6LJ



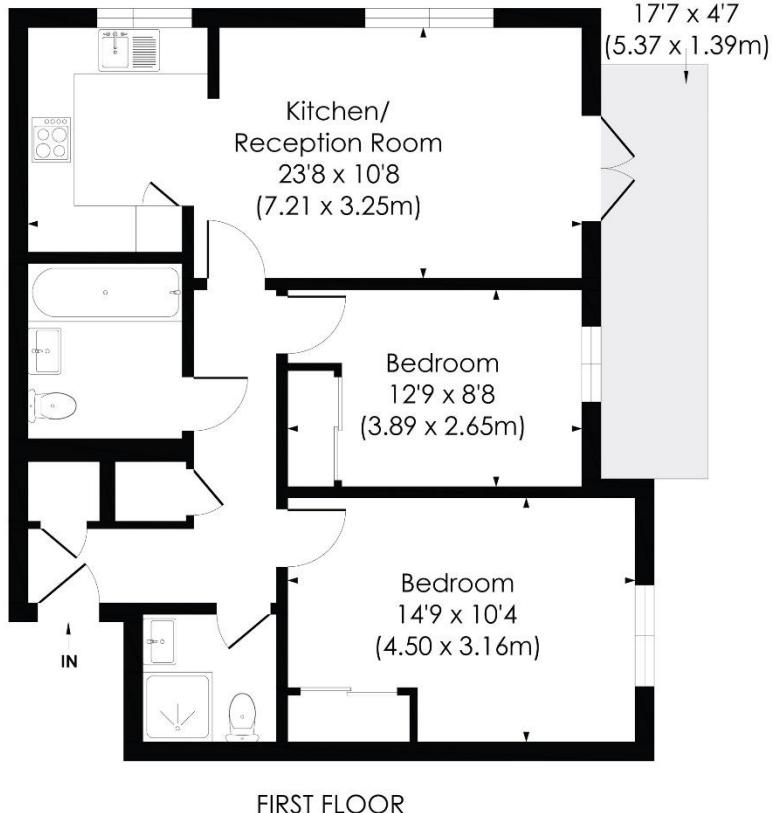
On instructions from

VICTORIA COURT, SM2

Approx. Gross Internal Floor Area
724 Sq. ft/67.26 Sq. m



Balcony
17'7 x 4'7
(5.37 x 1.39m)



£310,000 Leasehold

A two double bedroom first floor with two bathrooms (one en suite) offered For Sale in this sought after modern development just a few minutes' walk to Sutton mainline station and comprehensive shopping facilities. The flat offers a reception room, modern fitted kitchen with built in appliances, two bedrooms, bathroom & en suite shower room and externally there are communal gardens and off-street parking. The private balcony is a great feature of the flat and ideal for taking tea on a lazy Spring afternoon.

- LARGE PRIVATE BALCONY
- JUST MINUTES FROM SUTTON STATION
- Two bedrooms
- Two bathrooms (one en suite)
- Dual aspect reception room
- Modern fitted kitchen
- Laminate wood floors
- Double glazed windows
- Reserved parking
- Council Tax Band D - Sutton

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.