

4 Sovereign Apartments SM1 1AP

Monthly Rental Of £1,650

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to market this stylish and spacious one-bedroom apartment, offering spacious accommodation throughout in this luxurious one double bedroom furnished first floor apartment located within Sutton town centre, surrounded by shops, cafés, and restaurants, with Sutton Common train station just a short walk away offering direct links to London Victoria, London Bridge, and Clapham Junction. Beautifully renovated throughout with large entrance hall, utility room with washer/dryer, combination boiler for instant hot water and dual zone central heating system, bathroom, large double bedroom with fitted wardrobes and study area, large open plan kitchen/dining/living area leading out onto covered private balcony. An energy efficient apartment with a B EPC rating. Ideal for professionals, couples.

Modern One Bedroom Apartment

Lift Access

Open Plan Kitchen

Balcony

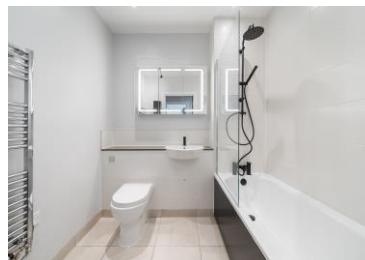
Furnished

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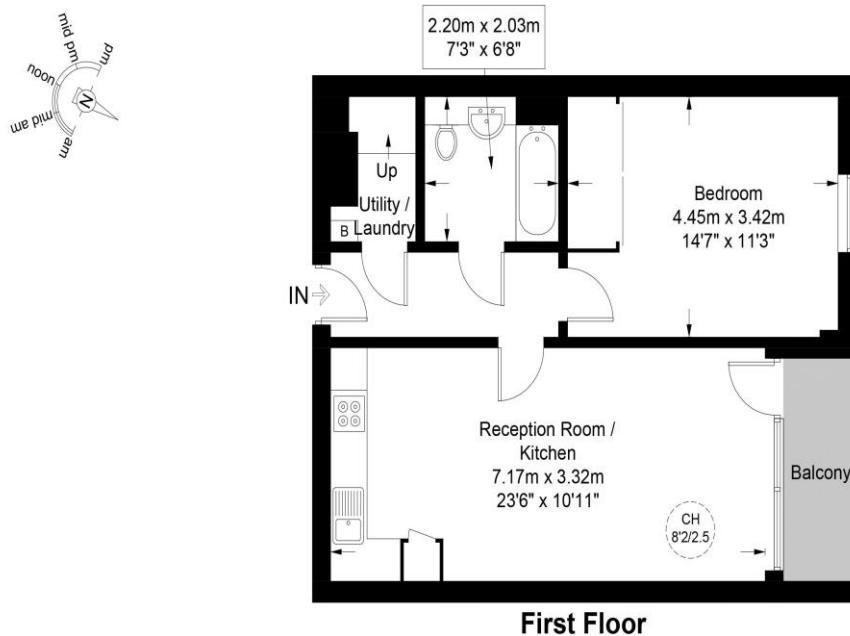
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Sovereign Apartments, SM1

Approximate Gross Internal Area = 577 sq ft / 53.6 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

Certified
RICS
Property
Measurer

Tenure:

Council Tax: C

Local Authority: London Borough of Sutton

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	82
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.COM		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.