



BASINGHALL GARDENS, SUTTON, SM2

£270,000 LEASEHOLD

**A BEAUTIFULLY REFURBISHED APARTMENT SITUATED
CLOSE TO SUTTON TRAIN STATION FEATURING AN OPEN-
PLAN KITCHEN/LIVING ROOM AND PRIVATE BALCONY**

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Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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AT A GLANCE

- Beautifully Refurbished
- 2 Double Bedrooms
- Spacious Entrance Hall with Storage
- Large Lounge/Diner
- Modern Fitted Open-Plan Kitchen
- Private Balcony
- Garage En Bloc
- Resident's Parking
- Family Bathroom with Separate WC
- Close to Sutton Town Centre
- Council Tax Band B
- EPC Rating E

DESCRIPTION

A beautifully refurbished, top floor apartment (with lift access), featuring a stunning open-plan kitchen/living room and balcony offering fantastic views, conveniently located close to Sutton train station offering fast and frequent services into Central London.

The property is set within easy reach of Sutton town centre, which provides a wide range of amenities such as shops, restaurants, cafés, gyms, supermarkets and a variety of bus routes towards Kingston, Epsom and Heathrow. Belmont Village is also nearby which offers a small parade of shops as well as a train station. Numerous well-regarded schools are close by including Harris Academy Sutton, Devonshire Primary School and Overton Grange School.

The accommodation comprises a spacious entrance hall with two storage cupboards, two well-proportioned double bedrooms, a family bathroom with separate WC, a private balcony and a large living room/dining room with an open-plan kitchen. The current owner has recently undertaken extensive refurbishments to include a new heating system, a modern kitchen, upgraded bathroom, carpets and decoration throughout.

Other benefits include a garage en bloc, resident's parking plus visitors parking via permit, and two lifts both accessing the 9th floor. No onward chain.



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ACCOMMODATION

Entrance Hall

Lounge/Diner - 17'1" x 10'5" max (5.2m x 3.18m max)

Balcony

Kitchen - 13'7" x 6'7" max (4.14m x 2m max)

Bedroom - 14'4" x 9'7" max (4.37m x 2.92m max)

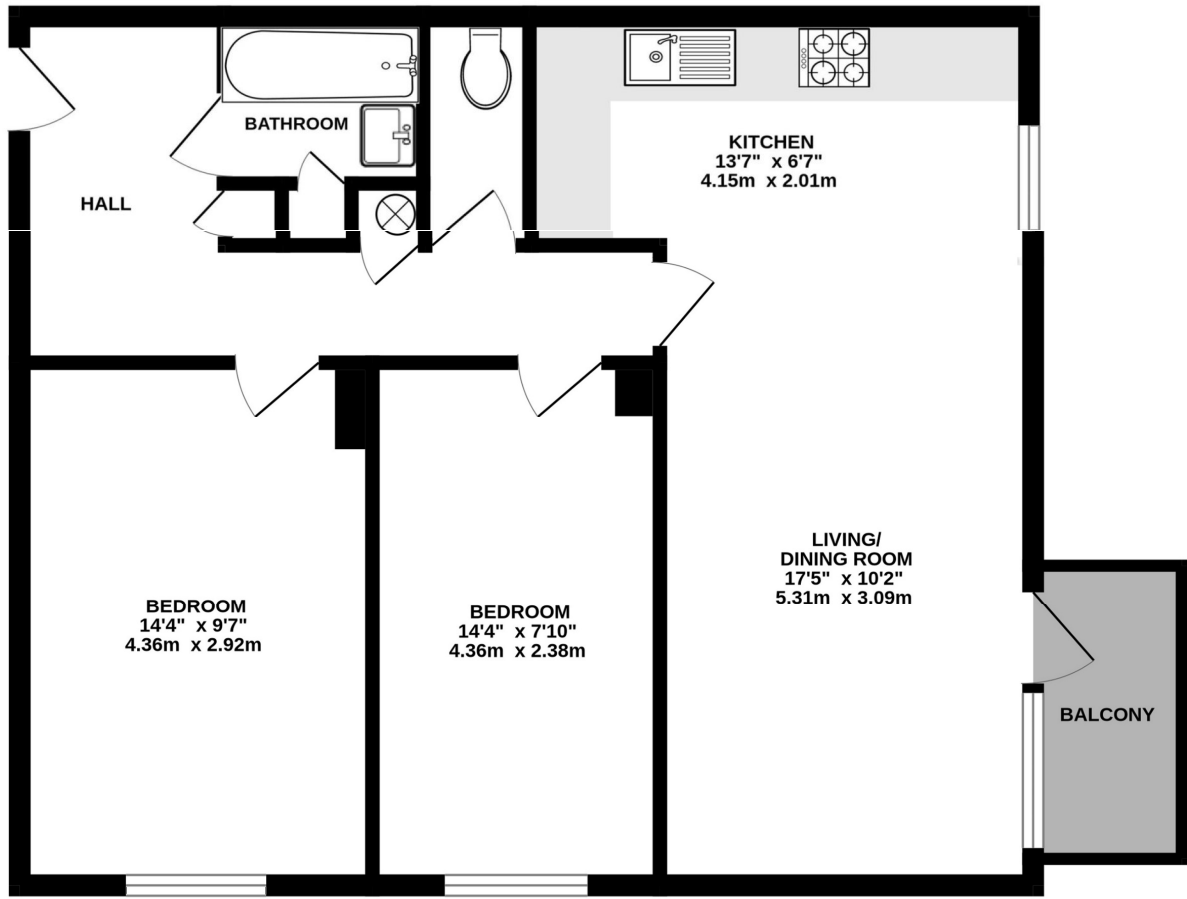
Bedroom - 14'4" x 7'10" max (4.37m x 2.4m max)

Bathroom

Separate WC



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NINTH FLOOR FLAT

Basinghall Gardens, Sutton SM2 6AS

INTERNAL FLOOR AREA (APPROX.) 702 sq ft/ 65.2 sq m

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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