



PAUL GRAHAM



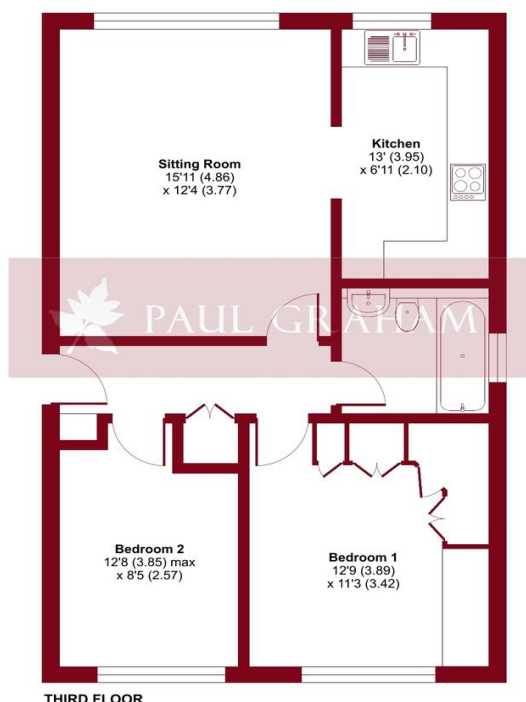
Flat 8, 1 Cedar Gardens, Sutton, SM2 5EQ | **Guide Price £200,000 Leasehold**

This generously sized apartment in Cedar Gardens offers one of the largest layouts in the area, providing a solid foundation for you to make it your own. The lounge is a standout space, featuring floor-to-ceiling windows that flood the room with natural light and offer elevated views of the surroundings. There's plenty of space for both relaxing and dining, making it a versatile area to enjoy. The kitchen, while functional, provides ample work surfaces and a practical layout, offering potential to update and enhance over time. The two double bedrooms are a real bonus, with the second bedroom being ideal for guests, a home office, or additional storage.



Cedar Gardens, Sutton, SM2

Approximate Area = 664 sq ft / 61.6 sq m
For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1239830. © nrichcom 2025.

ENTRANCE HALL

SITTING ROOM 15' 11" x 12' 4" (4.85m x 3.76m)

KITCHEN 13' 0" x 6' 11" (3.96m x 2.11m)

BEDROOM 1 12' 9" x 11' 3" (3.89m x 3.43m)

BEDROOM 2 12' 8" x 8' 5" (3.86m x 2.57m)

BATHROOM

GARAGE

THIRD FLOOR

LONG LEASE: 122 YEARS

Please note that the service charge has been adjusted for 4 years to build up funds for future maintenance/works (until 2027). Speak to agents regarding service charge

Notes from the Vendor

- High-speed internet cables running across the living room and through to the office/second bedroom with an Ethernet port in the office for a wired internet connection.
- USB wall sockets in the main bedroom



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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