

## South Vale, Sudbury

- Chain Free
- Communal Garden
- The John Lyon School 0.90 Miles
- Sudbury Hill Underground Station 0.16 Miles
- Two Double Bedrooms
- Horsenden Primary School Primary 0.60 Miles
- Sudbury Hill Harrow Rail Station 0.05 Miles

**£369,000**

**Tenure: Share of Freehold**

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# South Vale, Sudbury

## DESCRIPTION

Stanmore Hunters is pleased to present this well-maintained two-bedroom first-floor flat, ideal for first-time buyers or investors.

Conveniently situated close to local shops, amenities, and excellent transport links including Piccadilly and Overground stations, as well as multiple bus routes this property offers both comfort and connectivity.

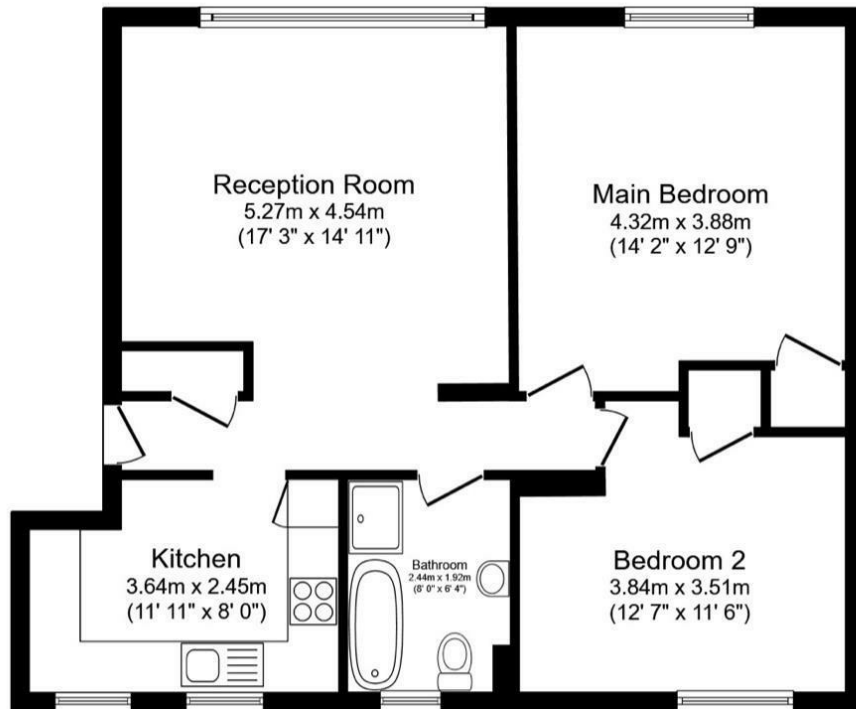
The flat comprises a separate fitted kitchen and bathroom, with access to well-kept communal gardens at the rear. Additional benefits include a private garage, accessible via a secure gated entry system.

To arrange a viewing or for further information, please contact Stanmore Hunters on 020 3667 1333.



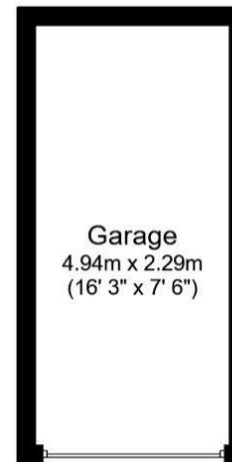


Council Tax: C



### Floor Plan

Floor area 68.8 sq.m. (741 sq.ft.) approx



### Garage

Floor area 11.3 sq.m. (122 sq.ft.) approx

Total floor area 80.1 sq.m. (862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

Tel: 0203 667 1333 Email:

stanmore@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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