



Flat 1 Jean Mary House Langley Park Road, Sutton, Surrey, SM2 5HF

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JamesDean Estate Agent are pleased to present Jean Mary House, a stylishly presented new build apartment in a favoured leafy suburb of South Sutton. This spacious ground floor flat has two double bedrooms with master en-suite and a well appointed principle bathroom. Open plan lounge and a stunning integrated kitchen. French doors from the lounge lead to a private patio area. Jean Mary House is within walking distance to Sutton mainline train station and centrally located for outstanding primary and secondary schools.

- EPC: B



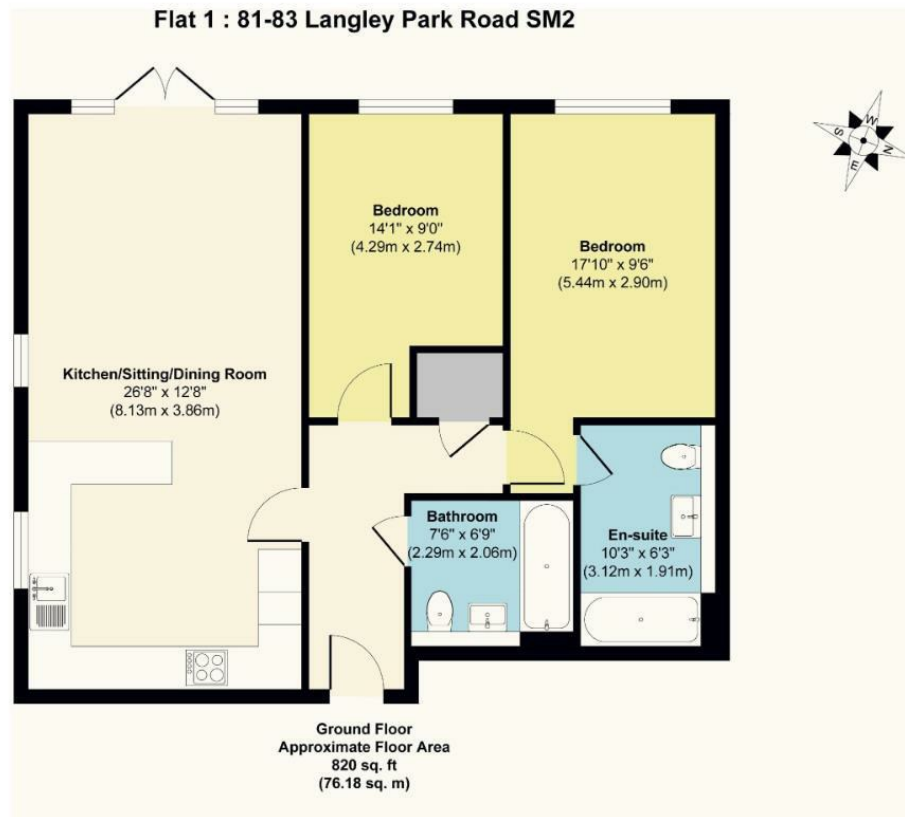
- Council Tax: C
- NO PETS
- Available May 2024

Langley Park Road is a prestigious road of South Sutton and the surrounding area has a leafy suburban ambiance with the benefit of easy links into London by rail. The nearby A217 provides great access onto the M25 for travellers requiring Gatwick and Heathrow. Education in the borough is considered excellent with an extensive range of both private and state schools including Overton Grange and Sutton Grammar. Sutton town centre and train station are just a short distance away and alternative shopping and recreational facilities are available at Epsom and Kingston-upon-Thames. In summary, a truly spectacular luxury apartment and one not to be missed for those seeking a beautifully finished home situated within a premier setting and within easy reach of Sutton station with links to Central London.

**£2,100**



# Floor plan



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

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

TENURE:  
Council Tax Band: C

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.