



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
Fax: 020 8715 9474

Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

FREEHOLD
TWO BEDROOM HOUSE
RESIDENTIAL INVESTMENT
Offers in region of £275k



316b Wrythe Lane, Rose Hill,
Sutton, SM5 1AF

As an accredited agent we are members of





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Location:

The property is situated just off the Rose Hill roundabout in Sutton. The property shares the vicinity with a mixture of secondary and multiple retailers, including the Lidle (due to open), Papa Johns, Costcutter and Ladbrokes etc. Wrythe Lane is a busy thoroughfare and bus route linking the Rosehill roundabout with St Helier hospital, Morden and Sutton town centres.

Description:

An opportunity to acquire this freehold house located at rear with full road access. It is a detached two bedroom house at rear with 2 parking and garden let on AST.

Ground Floor: Open Plan Kitchen/Lounge, Bathroom, Rear Garden, Front off Street Parking (2 spaces).

First Floor: 2 double Bedrooms. All Electric

Investment/Tenancy Summary:

Unit	Floor	Lease	Annual Rent
316B	Detached House	Let on AST	£12,000pa

Tenure:

Freehold

Additional Information

Copies of the AST available upon request. Please contact us for any further information.



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Map:



Drakesfield

management ltd
Residential & Commercial Property Consultants

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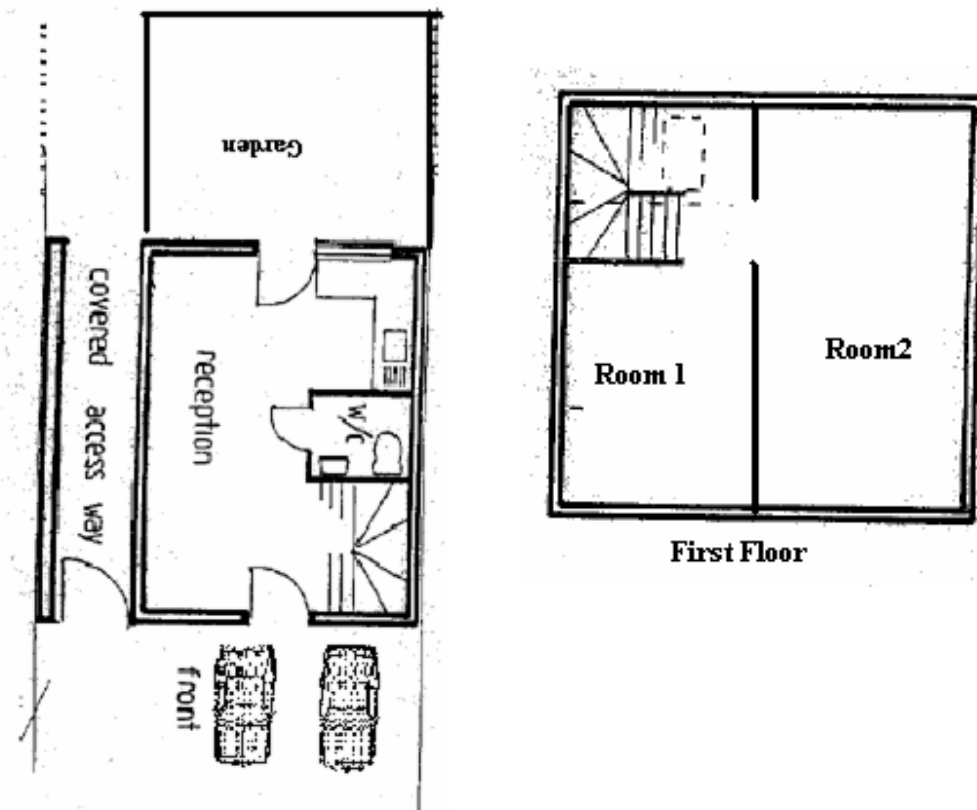
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[MORE PICTURES](#)



FLOOR PLAN

- Ground Floor: Open Plan Kitchen/Lounge, Bathroom, Rear Garden, Front off Street Parking (2 spaces).
- First Floor: 2 double Bedrooms. All Electric



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.