



Price
£245,000

Leasehold

2x  1x  1x 

**Lavender Court,
Cavendish Road, Sutton,
Surrey, SM2**

cubitt&west
Helping you move forwards



Main features

- Popular South Sutton development with direct access to private patio area
- In superb condition throughout
- Warden assisted and lift serviced
- Sociable residents lounge
- Pretty communal gardens with seating areas
- No onward chain to wait for

Accommodation

LOWER GROUND FLOOR

Entrance Hall

Lounge: 28'0 x 10'6 (8.54m x 3.20m)

Kitchen: 7'7 x 7'4 (2.31m x 2.24m)

Bedroom 1: 18'0 x 11'1 (5.49m x 3.38m)

Bedroom 2: 21'5 x 10'0 (6.53m x 3.05m)

Bathroom: 6'8 x 5'5 (2.03m x 1.65m)

OUTSIDE

Private Patio Area

Communal Gardens

Residents Off Road Parking

Lower Ground Floor

Approx. 84.9 sq. metres (913.4 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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