

PARK VIEW

ROSEHILL, SUTTON, SM1 3HB

Prices starting from £300,000

CHRISTOPHER ST. JAMES

Established 1976

020 8545 0591
www.csj.eu.com
newhomes@csj.eu.com



PARK VIEW · ROSEHILL

Welcome to Park View

DESCRIPTION

Park View is a premium new-build development of 17 thoughtfully designed apartments located at 102-104 Rosehill, Sutton. Spread over four floors with convenient lift access, the building offers a selection of nine 1-bedroom, seven 2-bedroom, and one exclusive 3-bedroom flat.

Every home benefits from its own private amenity space and the peace of mind of a comprehensive 10-year new-build warranty.

Limited off-street parking is available on-site and can be secured by separate negotiation.

17 apartments	**1, 2 & 3** bedroom homes	**10 yr** new-build warranty
999 yr lease, share of freehold	**Lift** access to all floors	**Nil** ground rent

Please note: some images used in this brochure may have been virtually staged for illustration purposes. Furniture and accessories shown are not included in the sale.

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61 High Street, Colliers Wood
London SW19 2JF

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LOCATION & VIEWS

Situated in a vibrant yet leafy suburb, the development offers excellent connectivity within a residential setting.

Residents on the upper floors will enjoy exceptional views overlooking the green spaces of Rosehill Park (West & East) and Greenshaw Woods, stretching out towards the London skyline.

IDEAL FOR MEDICAL PROFESSIONALS

Park View is exceptionally well-suited for healthcare professionals looking for a rapid, stress-free commute.

The site sits virtually on the doorstep of St Helier Hospital, while also maintaining direct, straightforward transport connections to both St George's and Epsom Hospitals.

HOSPITAL	DRIVE / WALK	PUBLIC TRANSPORT
St Helier	Walk 10 mins	–
St George's	Drive 15 mins	Bus (280) 30–35 mins
Epsom	Drive 20–25 mins	Bus & train 35–45 mins





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TRANSPORT LINKS

The development is superbly positioned for wider commuting, with St Helier Station located just 0.6 miles away and Sutton Common Station roughly an 11-minute walk away.

A robust network of local buses operates from the nearby Rose Hill roundabout, including the 151, 154, 164 and 280 routes, providing rapid access to Wimbledon, Morden and Central London. For late-night travel, the N44 night bus ensures 24-hour connectivity back to Sutton.

St Helier Station 0.6 miles **Sutton Common 11 min walk**

Buses 151 · 154 · 164 · 280 · N44

EDUCATION

Families are drawn to the area by its exceptional educational offerings, with highly regarded local schools such as Greenshaw High School ("Outstanding") within immediate reach.

Furthermore, sought-after primary schools like Barrow Hedges ("Outstanding") are located nearby in the wider borough, making this an ideal location for raising a family.

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FLOOR PLAN

Ground Floor · Flats 1 to 5

Floor total approx. 252.6 m² / 2,719 sq ft



Apartment	Type	sq m	sq ft	Outside space
Flat 1	One Bedroom	50.0	538	30.0 sq m / 323 sq ft
Flat 2	One Bedroom	51.3	552	25.0 sq m / 269 sq ft
Flat 3	One Bedroom	51.3	552	5.3 sq m / 57 sq ft
Flat 4	One Bedroom	50.0	538	5.7 sq m / 61 sq ft
Flat 5	One Bedroom	50.0	538	5.2 sq m / 56 sq ft

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FLOOR PLAN

First Floor · Flats 6 to 10

Floor total approx. 294.8 m² / 3,173 sq ft



Apartment	Type	sq m	sq ft	Outside space
Flat 6	Two Bedroom	68.0	732	5.8 sq m / 62 sq ft
Flat 7	Two Bedroom	75.5	813	12.4 sq m / 133 sq ft
Flat 8	One Bedroom	51.3	552	6.3 sq m / 68 sq ft
Flat 9	One Bedroom	50.0	538	6.0 sq m / 65 sq ft
Flat 10	One Bedroom	50.0	538	5.0 sq m / 54 sq ft

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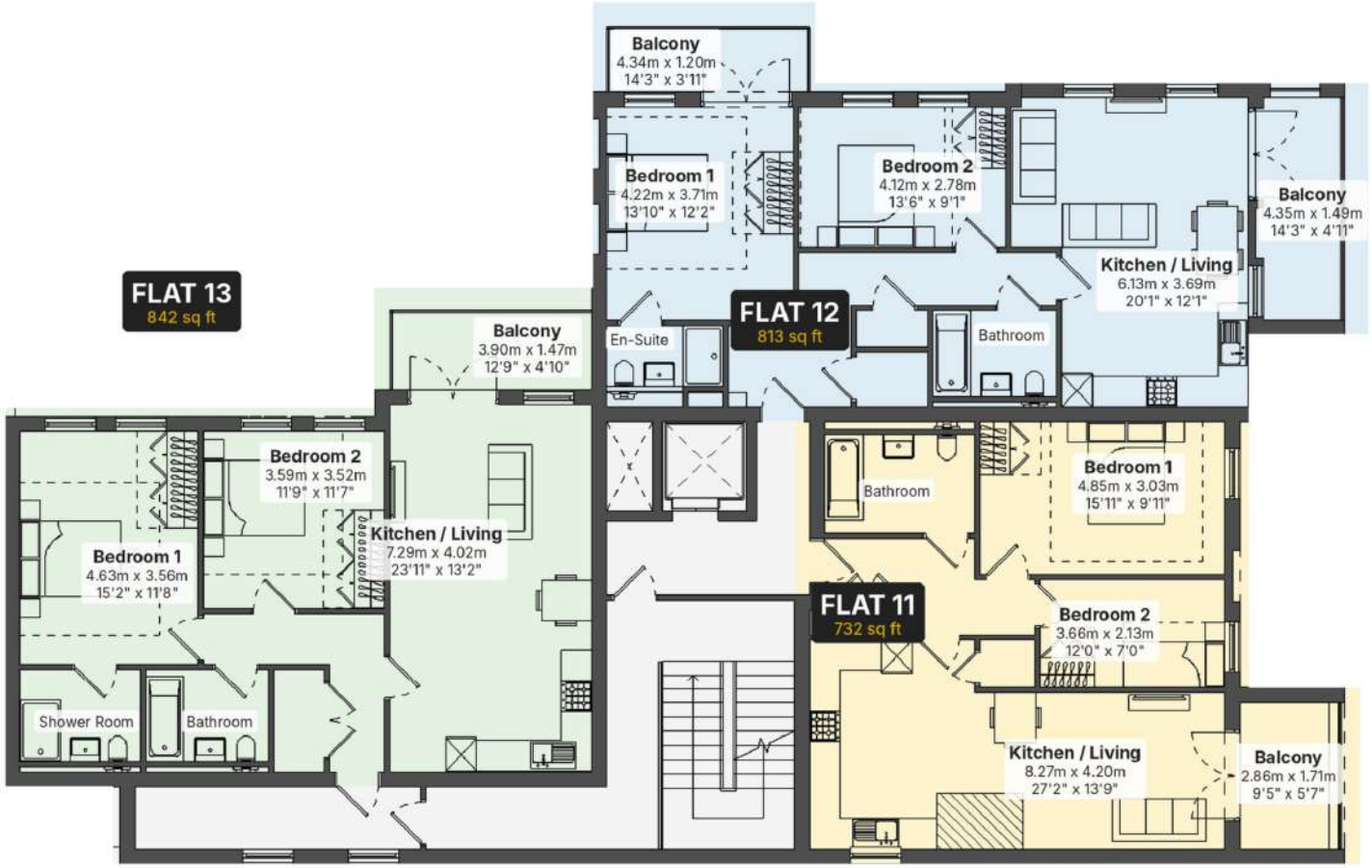
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FLOOR PLAN

Second Floor · Flats 11 to 13

Floor total approx. 221.7 m² / 2,386 sq ft



Apartment	Type	sq m	sq ft	Outside space
Flat 11	Two Bedroom	68.0	732	6.0 sq m / 65 sq ft
Flat 12	Two Bedroom	75.5	813	12.4 sq m / 133 sq ft
Flat 13	Two Bedroom	78.2	842	6.7 sq m / 72 sq ft

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FLOOR PLAN

Third Floor · Flats 14 to 16

Floor total approx. 201.4 m² / 2,168 sq ft



Apartment	Type	sq m	sq ft	Outside space
Flat 14	Two Bedroom	68.0	732	6.2 sq m / 67 sq ft
Flat 15	Two Bedroom	75.5	813	12.4 sq m / 133 sq ft
Flat 16	One Bedroom	57.9	623	12.2 sq m / 131 sq ft

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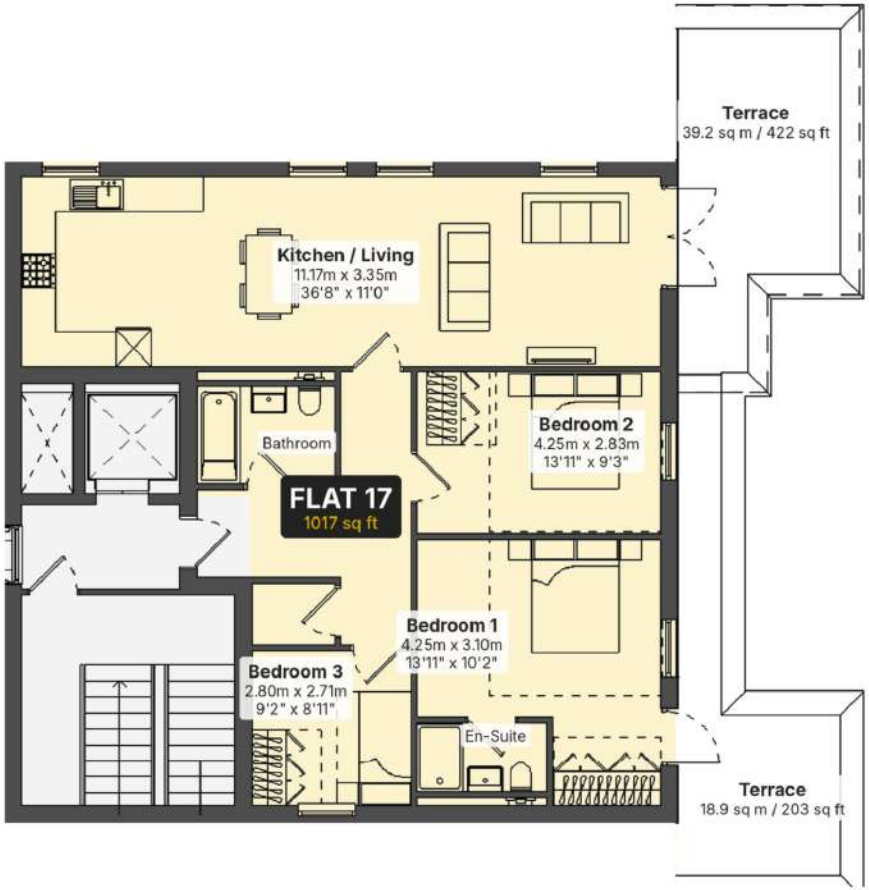
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FLOOR PLAN

Fourth Floor · Flat 17, the penthouse

Floor total approx. 94.5 m² / 1,017 sq ft



Apartment	Type	sq m	sq ft	Outside space
Flat 17	Three Bedroom	94.5	1017	58.1 sq m / 625 sq ft

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LEASE & OTHER IMPORTANT INFORMATION

Tenure	999 year lease and share of freehold
Ground rent	Nil
Service charge	TBC
EPC rating	TBC
Council tax band	TBC
Warranty	10-year new-build warranty
Parking	Limited, by separate negotiation

PRICES

From £300,000

VIEWINGS & RESERVATION

Viewings available now

Contact Christopher St James.

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