Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Flat 2, Grove Road
Sutton
SM1 1BT

A beautifully presented one-bedroom apartment in a prime Sutton location, just 0.1 miles from the station and high street. Offering generous proportions, including a larger-than-average double bedroom, modern kitchen, and spacious bathroom, this is a superb turnkey home ideal for first-time buyers or investors.

OIEO £269,000

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- Beautifully presented one-bedroom apartment
- Modern fitted kitchen with Integrated White Goods
- 0.1 miles to Sutton station
- Ideal first-time buy or investment
- Entry Phone Intercom to allow access
- Larger than average double bedroom
- Spacious bathroom with Bath and Shower Over
- Moments from Sutton High Street
- American Style Shutters
- Service Charge £800 PA

FOREVER
BEGINS
TODAY
SUGAR
TEA

SUGAR
TEA

PROPERTY DESCRIPTION

A beautifully presented one-bedroom apartment, ideally positioned just moments from Sutton town centre and within 0.1 miles of Sutton station, offering both convenience and contemporary living.

This well proportioned home has been thoughtfully maintained and is presented in excellent condition throughout, making it an ideal first-time purchase, investment, or pied-à-terre.

The accommodation is well balanced, with a bright and inviting living space complemented by a modern fitted kitchen, finished with clean lines and practical design. The bedroom is notably larger than average, providing generous proportions rarely found in similar apartments, while the bathroom is equally well-sized and finished to a good standard.

Perfectly located for easy access to Sutton's high street, mainline station, and local amenities, the property combines lifestyle and practicality in equal measure.

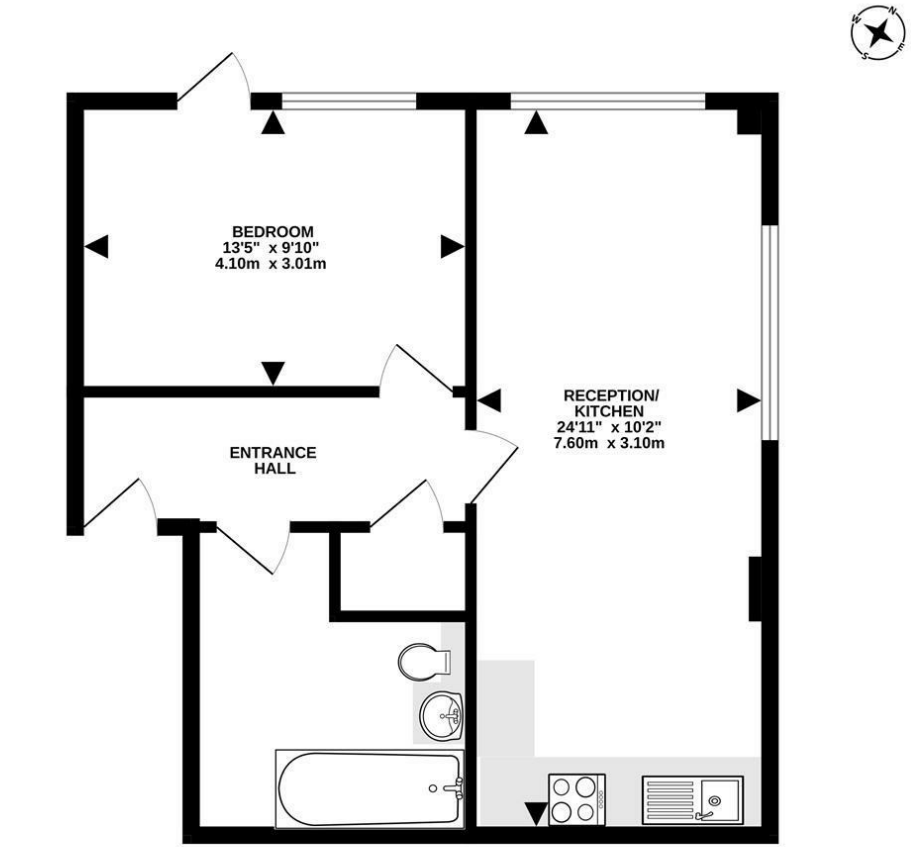
This is a ready-to-move-into home in a highly convenient setting.

ENZO

LOCATION

Living in Sutton offers a rare balance that's increasingly hard to find excellent connectivity into Central London combined with a more relaxed, community driven lifestyle. The area is known for its vibrant high street, a wide range of cafés, restaurants and everyday amenities, all within easy reach. Green spaces such as Nonsuch Park and Manor Park provide plenty of room to unwind, while strong transport links from Sutton railway station make commuting into London simple and efficient. It's this combination of convenience, greenery and local character that continues to make Sutton a popular choice for buyers seeking both lifestyle and practicality.

Sutton offers exceptional connectivity into Central London with direct services to London Victoria, London Bridge, Blackfriars, City Thameslink and St Pancras International. With journey times from approximately 25 minutes, the area provides seamless access to the West End, the City and beyond, making it an ideal choice for those seeking both convenience and connectivity.



FIRST FLOOR
546 sq.ft. (50.7 sq.m.) approx.

TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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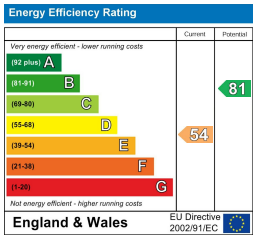

Flat 2, Aldgate House, Grove

If you would like to arrange a viewing, please call Martin Buhagiar 07795460499
or a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold
EPC RATING: E
COUNCIL: Sutton
TAX BAND: C

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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT

Kennedys Residential Ltd - Company Number: 09252025