

# Butler's

thoughtful estate agency



Eaton Road  
Sutton, SM2 5DN

Offers over £325,000



# Eaton Road

Sutton, SM2 5DN

A unique two-bedroom ground floor apartment defined by clean lines, balanced proportions, and a modernist aesthetic, located in the highly sought-after South Sutton area.

The property is arranged around a generous 17ft living and dining space, conceived as a contemporary functional environment that opens directly onto a private terrace, perfect for al fresco summer evenings.

The master bedrooms benefits from integrated built-in wardrobes, maintaining visual simplicity while maximising storage. The second bedroom offers flexibility as a home office, studio, or children's bedroom, adapting effortlessly to modern living requirements.

Additional benefits include a garage en-bloc, modern fittings throughout, a substantial 946-year lease, and low ground rent charges.

Ideally positioned within walking distance of transport links and local amenities, the apartment offers a convenient commute while retaining a calm residential feel. An excellent opportunity for first-time buyers or investors seeking a well-designed home with architectural character. Viewing is highly recommended.

## GROUND FLOOR

### Hallway





Living/Dining Room  
17' x 12'7 (5.18m x 3.84m)

Kitchen  
9'9 x 6'1 (2.97m x 1.85m)

Bedroom  
12'5 x 10' maximum (3.78m x 3.05m maximum)

Bedroom  
12'4 x 7'2 (3.76m x 2.18m)

Bathroom

Separate W/C

OUTSIDE

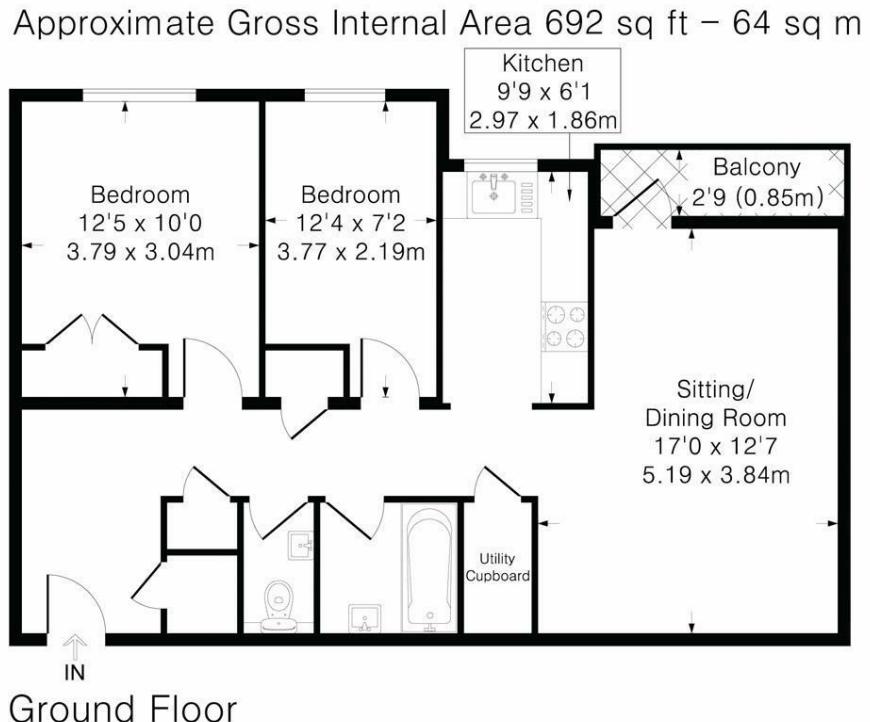
Private Terrace

Garage

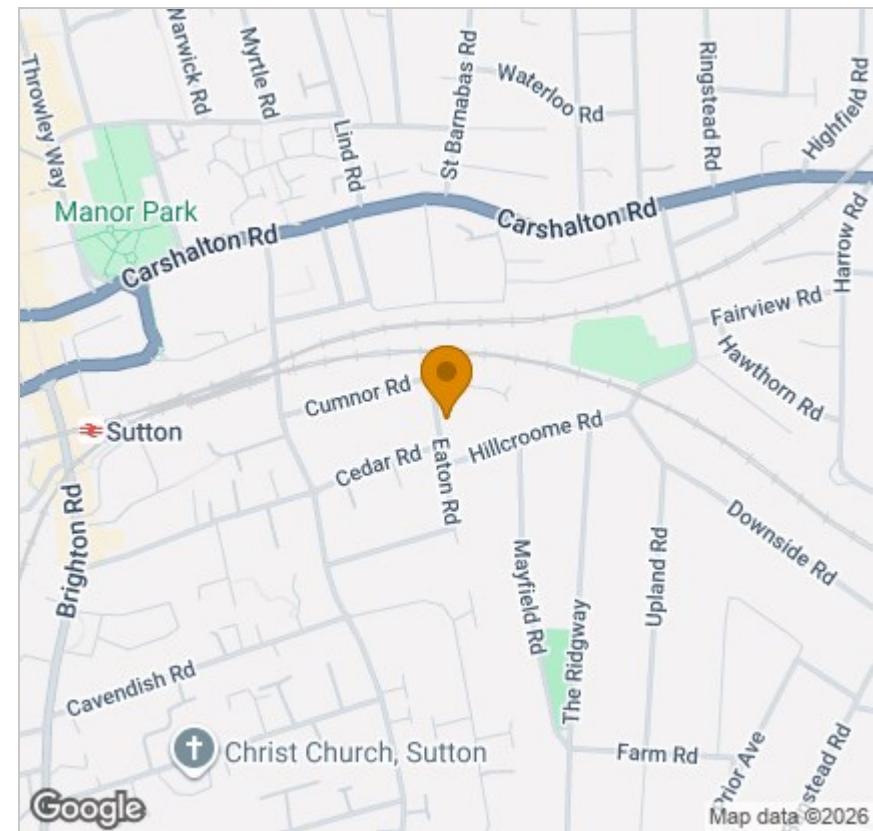
Communal Grounds



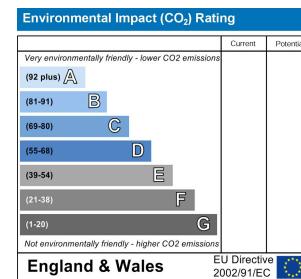
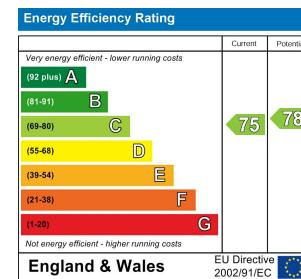
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Butler's Sales Office on 020 39 170 160  
if you wish to arrange a viewing appointment for this property or require further information.

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