

Butler's

thoughtful estate agency



Grove Road, Sutton, SM1 2AG
£1,450 Per month



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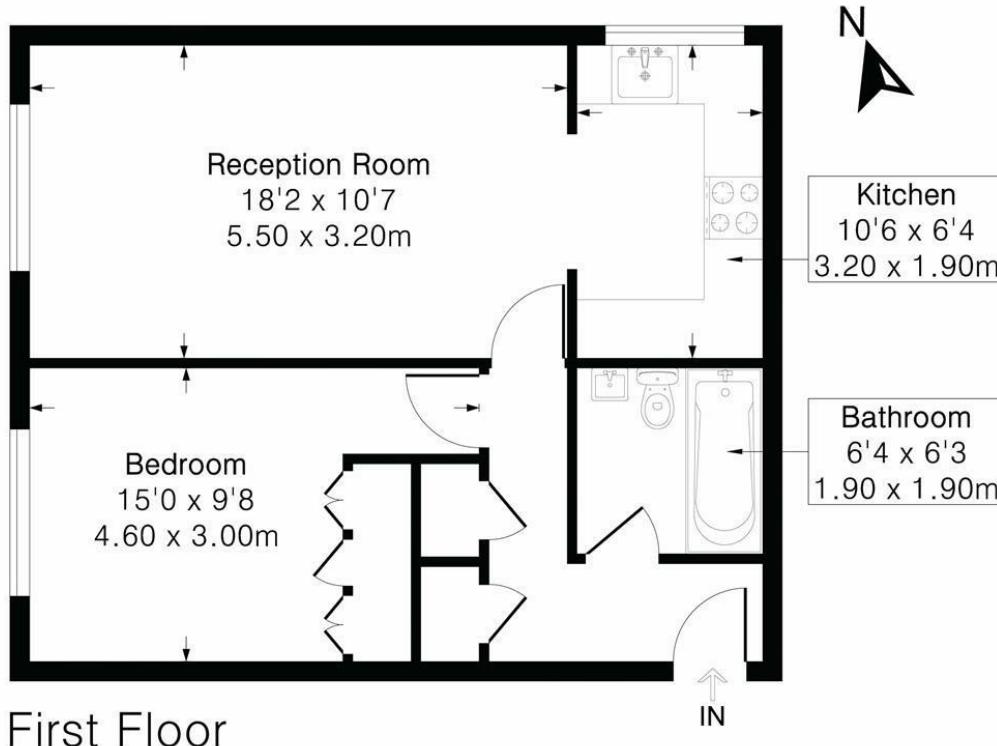
PROPERTY SUMMARY

Nestled in a prominent and coveted position in central Sutton, this spacious one bedroom first floor apartment offers excellent internal accommodation and has been recently updated throughout. This desirable block is one that is well looked after, with communal grounds reaching around the building. What's more, the property has a wonderful layout, with a modern kitchen that has a good amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a fantastic bedroom that even has fitted wardrobes, with a fabulous bathroom serving all of the rooms. But we are saving the best until last! The wonderful lounge/diner is a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, with lovely outlooks when they do. On the outside, as we mentioned, the location is brilliant. You are an incredibly short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of an allocated parking space.





Approximate Gross Internal Area 515 sq ft - 48 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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SM1 4FS

OFFICE DETAILS
020 39 170 160
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butlershomes.co.uk

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,673

PROPERTY AVAILABLE DATE
9th January 2026

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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