

Butler's

thoughtful estate agency

1 Throwley Way
Sutton, SM1 4FD
Offers over £190,000



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If you're seeking a centrally located home within a modern development, this apartment at The Aspects is sure to impress—perfectly suited to a contemporary city lifestyle. Let's talk location. Positioned in the heart of the town, you'll have a vibrant selection of shops, restaurants, cafés, supermarkets and leisure facilities right on your doorstep, along with an abundance of nearby parks and green spaces. Sutton mainline station is just a short walk away, offering fast and frequent connections into London Victoria and beyond making the commute from sofa to city achievable in less than an hour. Internally, this beautifully presented one-bedroom apartment has been newly redecorated and meticulously maintained by the current owner. The open-plan living space features a sleek, modern kitchen complete with integrated appliances, generous worktop space and a breakfast bar—ideal for both everyday living and entertaining. The room is flooded with natural light, creating a bright and welcoming atmosphere. The double bedroom is well-proportioned and offers a calm, comfortable retreat, complete with built-in wardrobes. The apartment is also well insulated, helping to keep energy costs low, with the added benefit of water rates included within the service charge. A standout feature is the secure, allocated parking space, accessed via a new car lift—something rarely available in many Sutton developments. Residents further benefit from access to a private gym and concierge service with parcel collection facilities, all within a well-maintained building offering secure entry, CCTV in communal areas, and visitor parking. Leaseholders are also part of an active Right-to-Manage (RTM) company, giving direct involvement in the building's management and service charge control. Recent improvements include refurbishment of both passenger lifts and installation of the new car lift. Looking for the downsides, considering this property is chain free we're struggling to find any!



GROUND FLOOR

Concierge

FOURTH FLOOR

Hallway

Living/Dining/Kitchen
22'1 x 10'4 (6.73m x 3.15m)

Bedroom
13'11 x 8'8 (4.24m x 2.64m)

Bathroom
7'9 x 4'11 (2.36m x 1.50m)

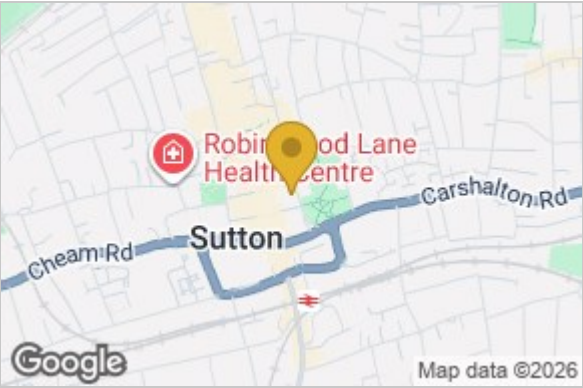
OUTSIDE

Allocated Parking

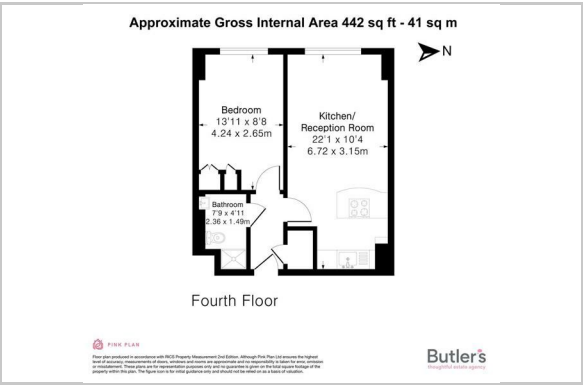
Gymnasium



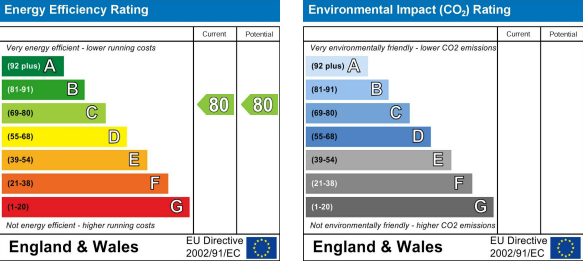
Area Map



Floor Plan



Energy Efficiency Graph



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