

# Butler's

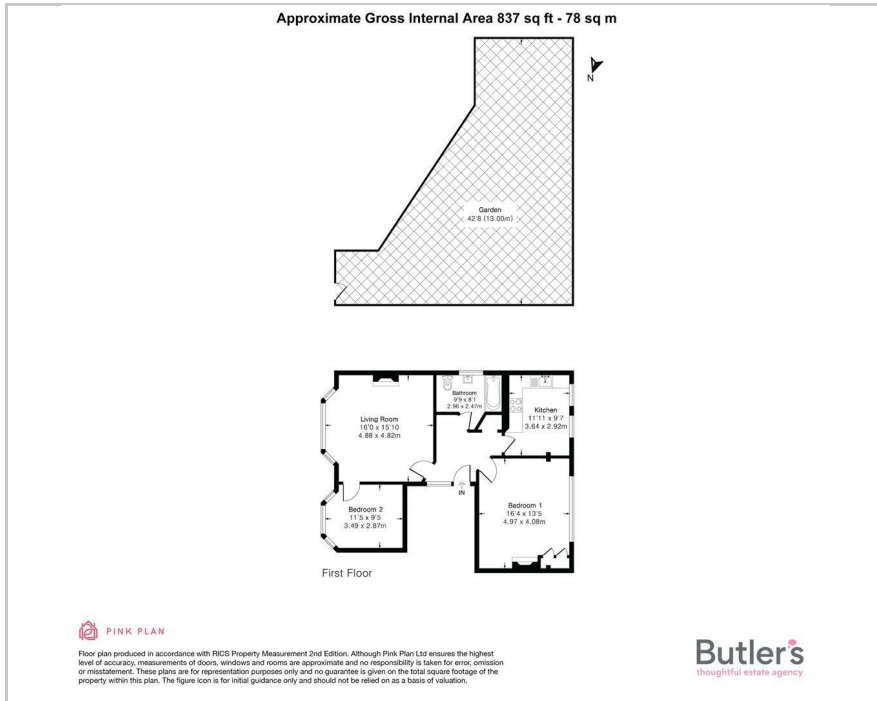
thoughtful estate agency



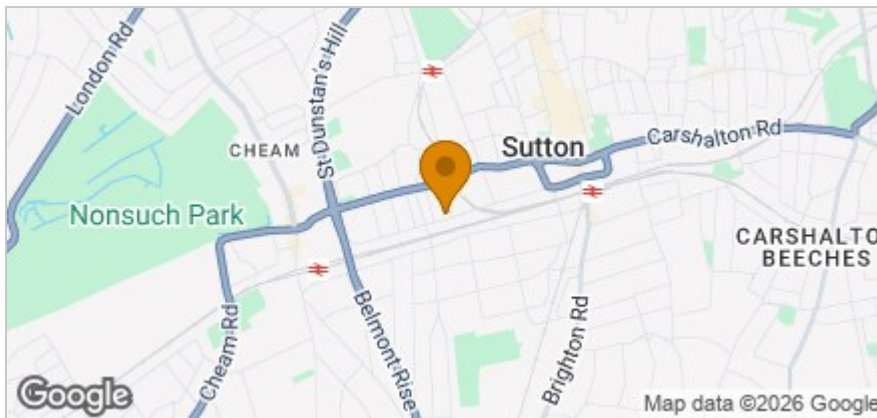
Grove Road, Sutton, SM1 2DF  
Offers over £365,000



## Floor Plan



## Area Map



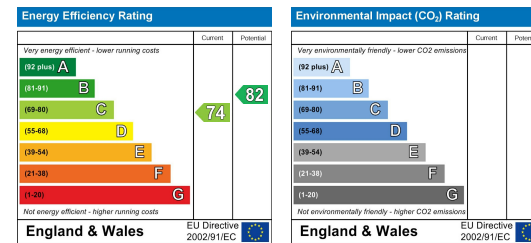
## Accommodation

- Stunning 2 bedroom conversion apartment
- Fabulous proportions & features running throughout
- Private rear garden
- Set within a highly desirable and central location
- Spacious living/dining room
- Light & airy being on the first floor
- Double bedrooms
- Equidistant to Sutton & Cheam
- Extremely close to excellent transport links, schooling & amenities
- Residents Parking

## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS

Tel: 020 39 170 160 Email: [sutton@butlershomes.co.uk](mailto:sutton@butlershomes.co.uk) [butlershomes.co.uk](http://butlershomes.co.uk)