

Butler's  
thoughtful estate agency



Westmoreland Drive  
Sutton, SM2 6AB  
Offers in excess of £240,000



# Westmoreland Drive, Sutton, SM2 6AB

Located in a central development in South Sutton, which is both close to the mainline train station and fantastic local amenities, this one bedroom, third floor, purpose built apartment has been appointed to an excellent standard, offering a fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the living room provides a tranquil setting, with it's fabulous proportions and elevated views. When things are a little bit more social, there's plenty of space for a dining table in the dining area, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is adjacent - and what a kitchen it is! So well appointed it wouldn't feel out of place in a property costing twice as much. So what about the rest of the apartment? We are happy to report, things get even more luxurious. The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with the bedroom being just so beautiful, with large windows and even an integrated wardrobe. You'll probably find that bedtime will now become your favourite part of the whole day! As the apartment also comes with a private balcony accessed from inside the property and allocated parking, we urge you to do one thing and book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!



## THIRD FLOOR

Hallway

Living/Dining Room  
16'5 x 10'9 (5.00m x 3.28m)

Kitchen  
9'9 x 7'5 (2.97m x 2.26m)

Bedroom  
13' x 10'4 (3.96m x 3.15m)

Bathroom  
7'3 x 6'4 (2.21m x 1.93m)

## OUTSIDE

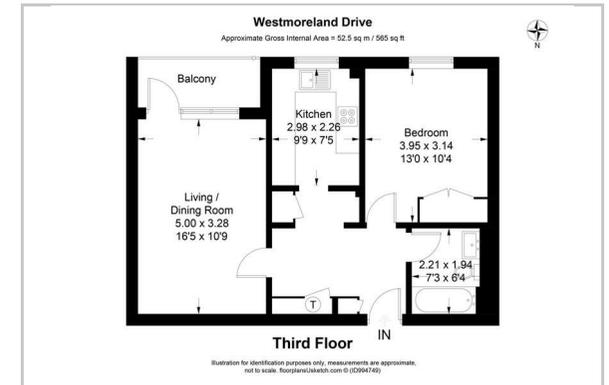
Balcony

Allocated Parking

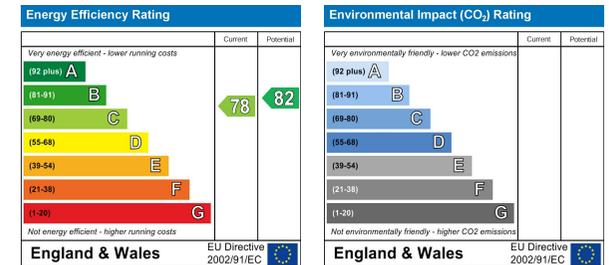
## Area Map



## Floor Plan



## 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: hello@butlershomes.co.uk butlershomes.co.uk