

Butler's
thoughtful estate agency

31 Grove Road, Sutton, SM1 2AB
£1,350 Per month

P Permit
holders
only
Mon - Sat
8 am - 6:30 pm

PROPERTY SUMMARY

Welcome to Westgrove Court, a charming flat located at Grove Road in the heart of Sutton. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Spanning an impressive 518 square feet, this flat features a well-appointed open plan reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is modern and functional, catering to all your daily needs.

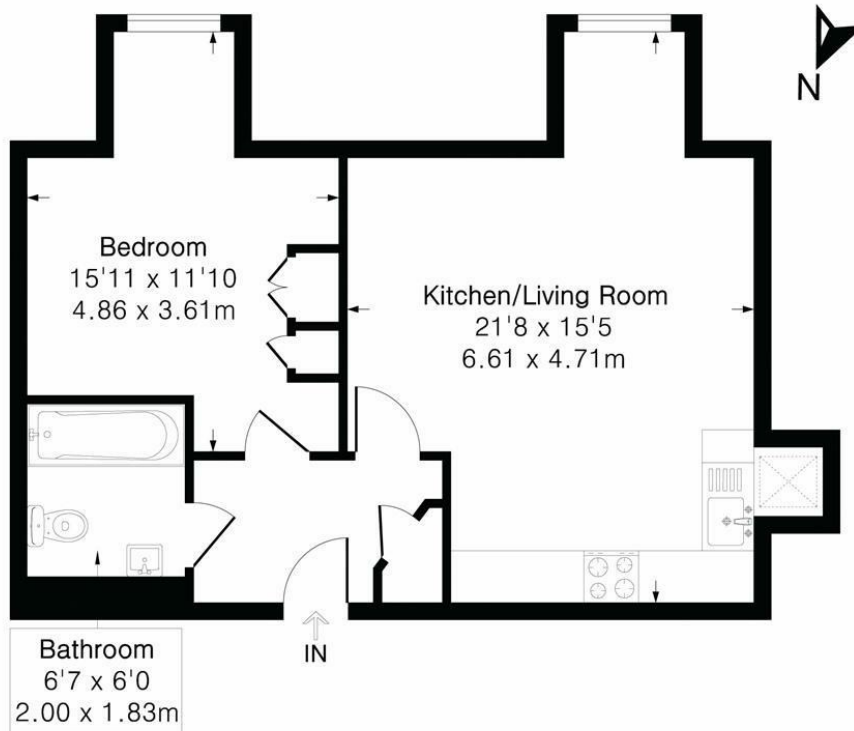
One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, restaurants, and public transport links, making commuting and daily errands a breeze.

Westgrove Court is not just a flat it is a place where you can truly feel a home. With its prime location and well-designed living spaces, this property is a wonderful opportunity for those looking to settle in Sutton. Do not miss the chance to make this charming flat your own.





Approximate Gross Internal Area 518 sq ft - 48 sq m



Third Floor



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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Sutton
Surrey
SM1 4FS

Butler's
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OFFICE DETAILS
020 39 170 160
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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,557

PROPERTY AVAILABLE DATE
11th November 2025

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		80
(55-68) D	64	
(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