

**WILLIAMS
HARLOW**

Cheam Office

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Homefield Park

Sutton, Surrey SM1 2DZ

****SINGLE OCCUPIERS ONLY**** WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS STUDIO APARTMENT TO THE MARKET. Located in Homefield Park, situated close to Sutton Town Centre with all the amenities and transport links. A separate bathroom and open-plan kitchen-bedroom-lounge with the added benefit of an allocated car parking space. Available now on a Unfurnished basis.

£1,000 PCM Unfurnished



THE PROPERTY

This studio apartment in a purpose-built block on Homefield Park is a rare find, combining comfort, convenience, and a lovely community atmosphere.

ENTRANCE

A ground floor entrance for both ease and convenience

HALLWAY

Providing access to:

BATHROOM

Shower over bath, WC, hand-basin

KITCHEN-LOUNGE-BEDROOM

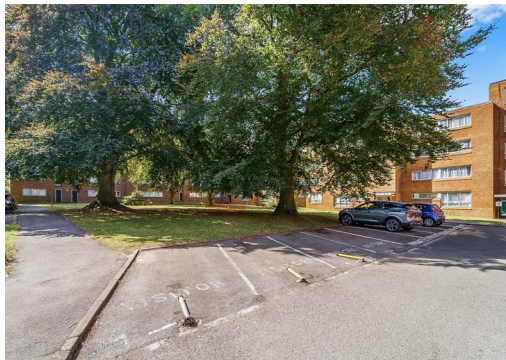
Open-plan with large windows and all kitchen appliances

OUTSIDE

Allocated car parking space

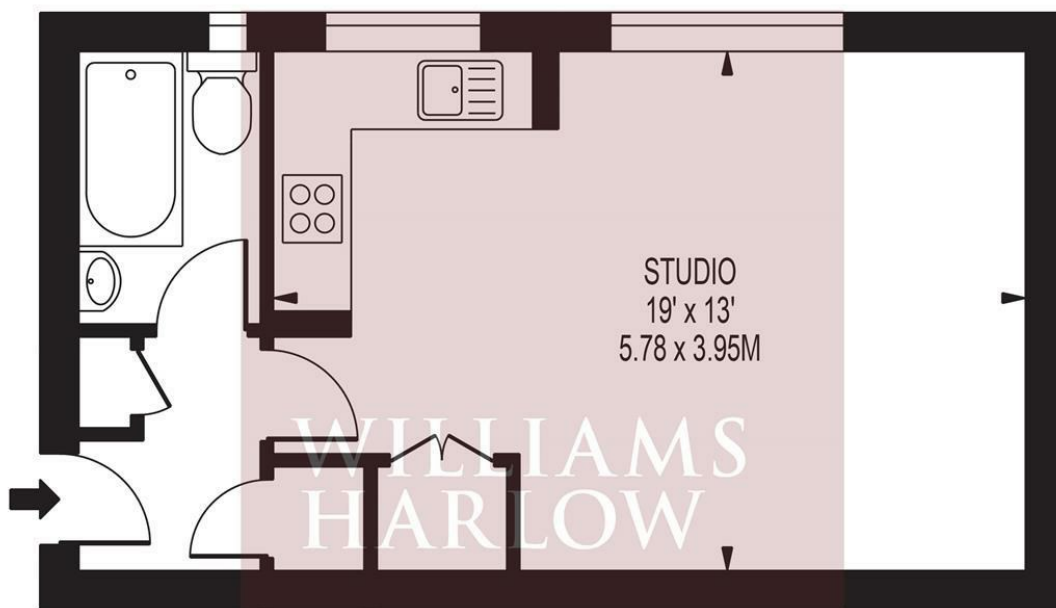
COUNCIL TAX

Council Tax Band B (£1,765.34) 2025 / 26



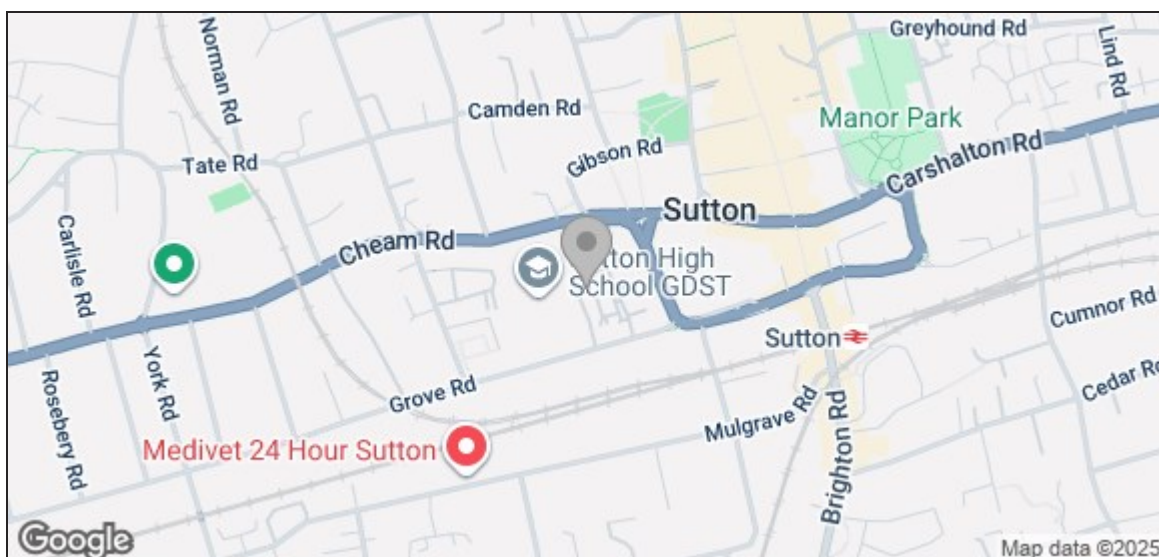
HOMEFIELD PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 314 SQ FT - 29.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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