

**WILLIAMS
HARLOW**

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WILLIAMS HARLOW ARE EXCITED TO BRING THIS LARGE ONE BEDROOM APARTMENT IN SUTTON TO THE MARKET. Situated in a purpose built block located a stone's throw from Sutton town Centre and Train Station. Comprising a spacious reception room, a very large double bedroom, good size bathroom and a fully equipped kitchen as well as ample storage options. Good quality flooring, carpets and neutral decor with gas central heating and the added benefit of a garage. Available early May on an unfurnished basis.

£1,100 PCM



ENTRANCE

Located on the second floor, the block is a short-walk away from Sutton Town Centre and Train Station

HALLWAY

Space for coats and shoes and provides access to all the rooms.....

BEDROOM

Large double size with carpets and double-glazed windows to the front.

LOUNGE

Spacious room with double glazed bay window overlooking front garden

BATHROOM

Family bathroom with shower over bath, WC and hand-basin

KITCHEN

Good sized room with all appliances and double-glazed window

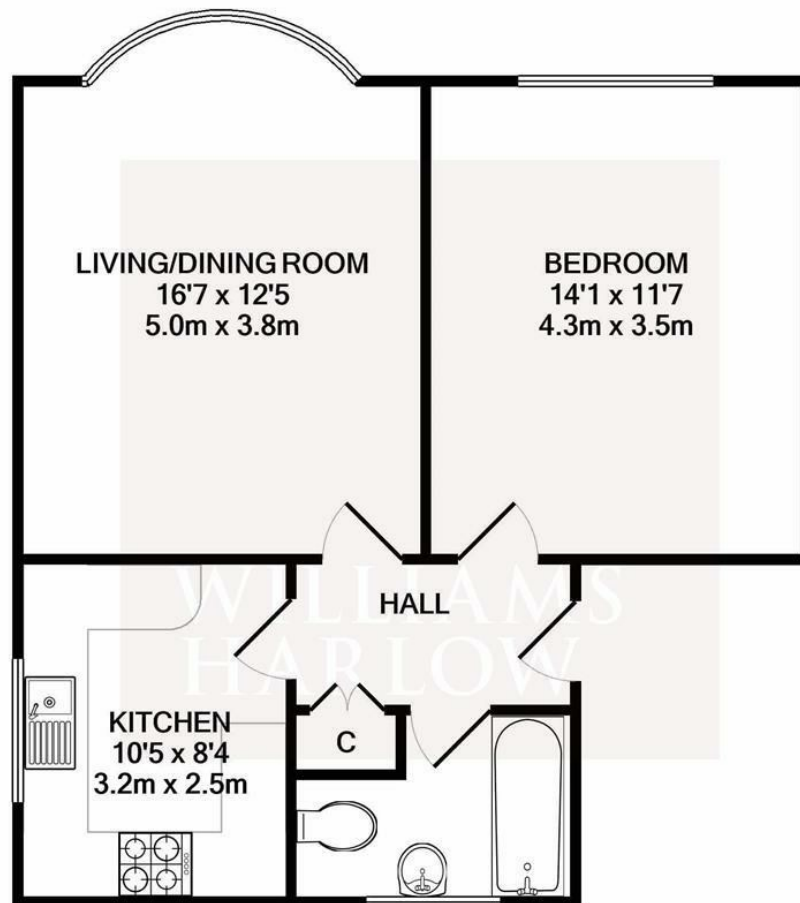
GARAGE

Garage en bloc located to the rear off the building

COUNCIL TAX

Council Tax Band C (£1,650.27) 2021/22





TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.0 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		