34 Eaton Road, South Sutton, Surrey

Guide Price £450,000 - Leasehold

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WILLIAMS HARLOW

ideal

Williams Harlow Cheam - INCREDIBLY SPACIOUS OVER 1200 SQ FT, this beautifully presented two-bedroom PENTHOUSE apartment, occupying the entire top floor with its own private entrance and TWO south-facing balcony terraces. Spacious, private and ready to move into, with a private garage, on-site visitor parking and access to communal gardens. Vendor suited. Call to view now.

The Property

A beautifully presented two bedroom apartment occupying the entire top floor, offering a rare sense of privacy with its own private entrance and no neighbouring apartments. The property boasts a bright and spacious open hall/diner, generous lounge, large separate kitchen, modern bathroom and two well proportioned bedrooms with fitted wardrobes. Tastefully presented throughout, this impressive home is ready to move straight into.

Outdoor Space

A standout feature of the property is its two private south-facing balcony terraces, providing an ideal space to relax and enjoy the sunshine. The property also benefits from a private garage, on-site parking for visitors and access to communal gardens.

The Area

Located in South Sutton, with Sutton town centre and Belmont Village just a little further along, the property is nestled amongst some of the most desirable neighbourhoods locally. The area is well suited to families, with a good selection of parks, schools, shops and restaurants all close by. Banstead, Epsom, Sutton and Carshalton are also all within a short driving distance, providing a wider range of amenities and leisure options.

Why You Should View

Sought After South Sutton Road - Penthouse Covering the Whole Top Floor - Only 7 Apartments in the Block - Close to Bus Routes - 7 Minute Walk To Train Station - Walk To High Street - Close to Harris Academy- Close To Devonshire School - Actively Maintained Building

Local Transport

Sutton Train Station to London Victoria (circa 33 mins)
Sutton Thames Link - Sutton to St Albans via City circa 40 mins
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Bus Routes from Linking Sutton -
80 - St Helier To Tooting
151 - Wallington To Worcester Park
164 - Sutton To Wimbledon
213 - Kingston To Sutton
280 - Belmont To Tooting
413 - Sutton To Morden
470 - Sutton To Colliers Wood

Local Schools

Overton Grange School- State- Mixed- 11-18
Devonshire Primary School- State- Mixed- 3-11
Harris- Mixed State - 11 - 18
Sutton Grammar School- Grammar- Boys- 11-18
Avenue - State - 3 - 11 OUTSTANDING
Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19

EPC And Council Tax

TBC and E

Maintenance Costs and Lease

Service Charges 2026 – £2122.50
Ground Rent 2026 - £187.50
Buildings Insurance 2026 - £819.60
Lease 125 years from 25/12/1996.

Why Williams Harlow

We offer specific and long standing professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

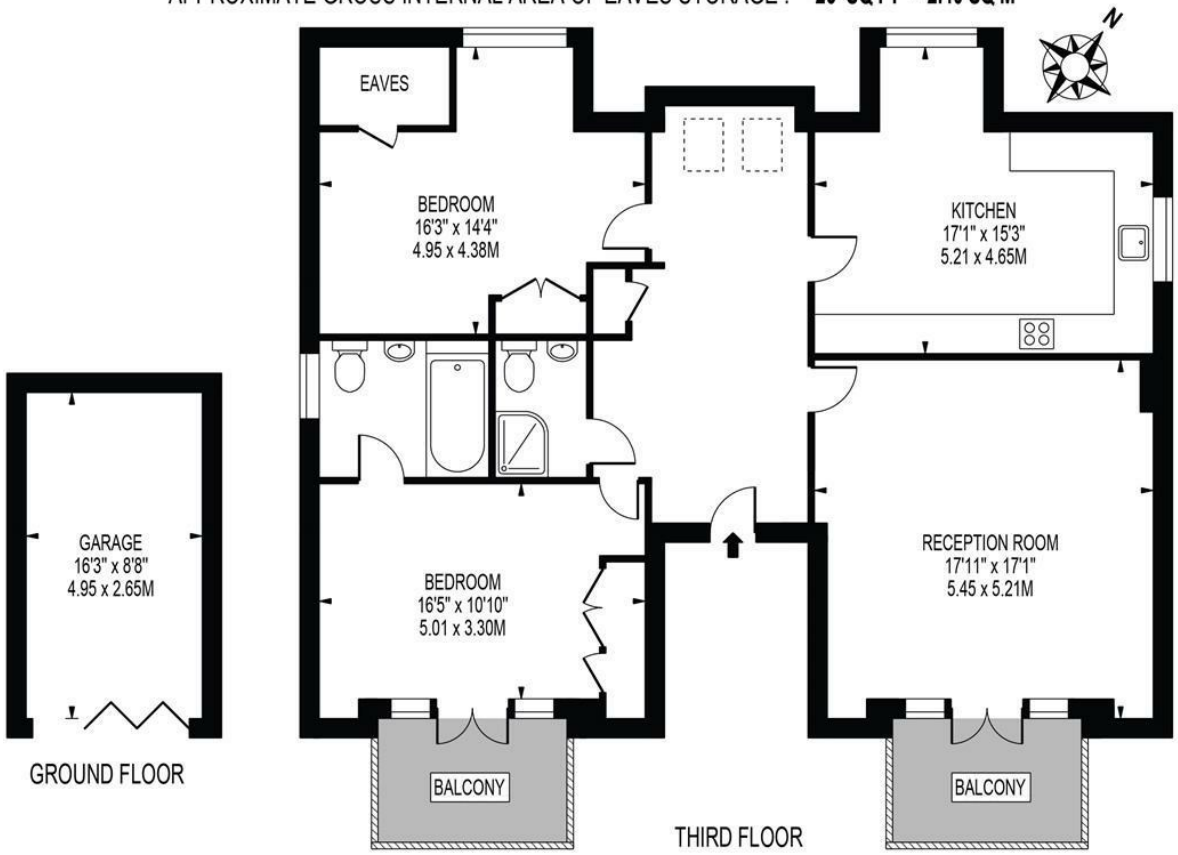
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk

WINWARD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1211 SQ FT - 112.47 SQ M**
(INCLUDING EAVES STORAGE & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **141 SQ FT - 13.12 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE : **26 SQ FT - 2.40 SQ M**



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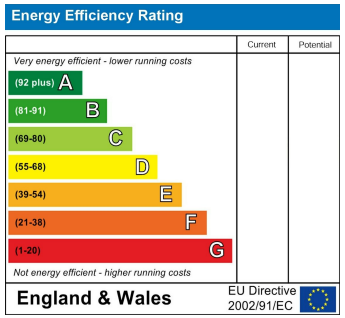

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