

**WILLIAMS
HARLOW**

Cheam Office
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey, SM3 8BH

lettings@williamsharlow.co.uk
www.williamsharlow.co.uk

56 Grange Road Sutton, Surrey SM2 6SJ

WILLIAMS HARLOW ARE EXCITED TO PRESENT A NEWLY REDECORATED ONE BEDROOM GROUND FLOOR FLAT IN SUTTON. The location of this flat is excellent being within walking distance of Sutton town centre and Train Station. Comprising of a good size lounge with doors leading to a small, private patio area, a double bedroom, family bathroom and kitchen with all mod cons. Further benefits include double glazing, gas central heating and allocated off-street car parking space. Available early July on an unfurnished basis.

£1,350 PCM Unfurnished



BUILDING

Purpose built block located on a tree-lined residential road within walking distance to Sutton Town Centre and Train Station

ENTRANCE

Secure phone entry

FRONT DOOR

Situated on the ground floor with double lock front door

HALLWAY

Provides access to:

KITCHEN

Good-size galley kitchen with integrated appliances and window overlooking the rear landscaped grounds

LOUNGE

Wood flooring and double-glazed French doors accessing the rear private, patio area

BEDROOM

Large double size room with large double-glazed window to the front of the building

BATHROOM

Family-style bathroom with shower over bath, WC, hand-basin and heated towel rail

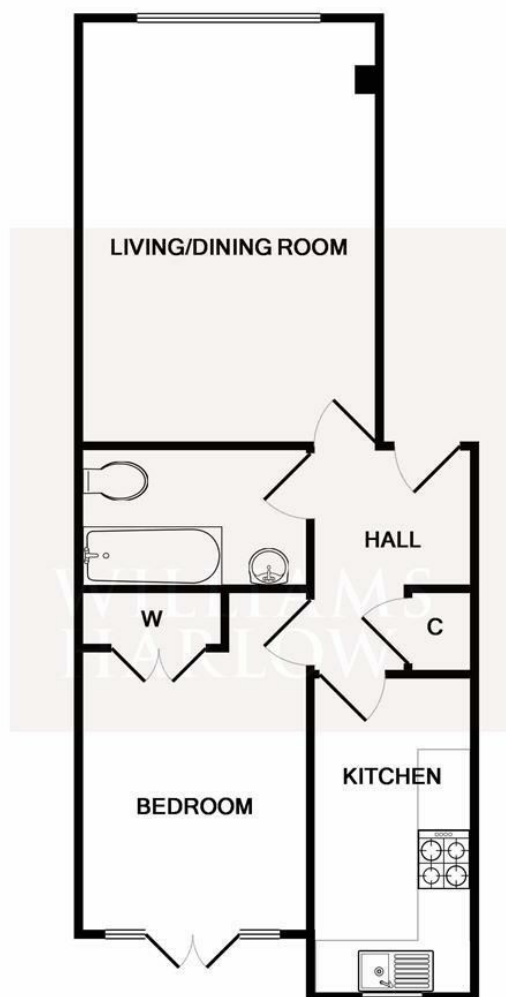
OUTSIDE

Private patio area and allocated off-street car parking space

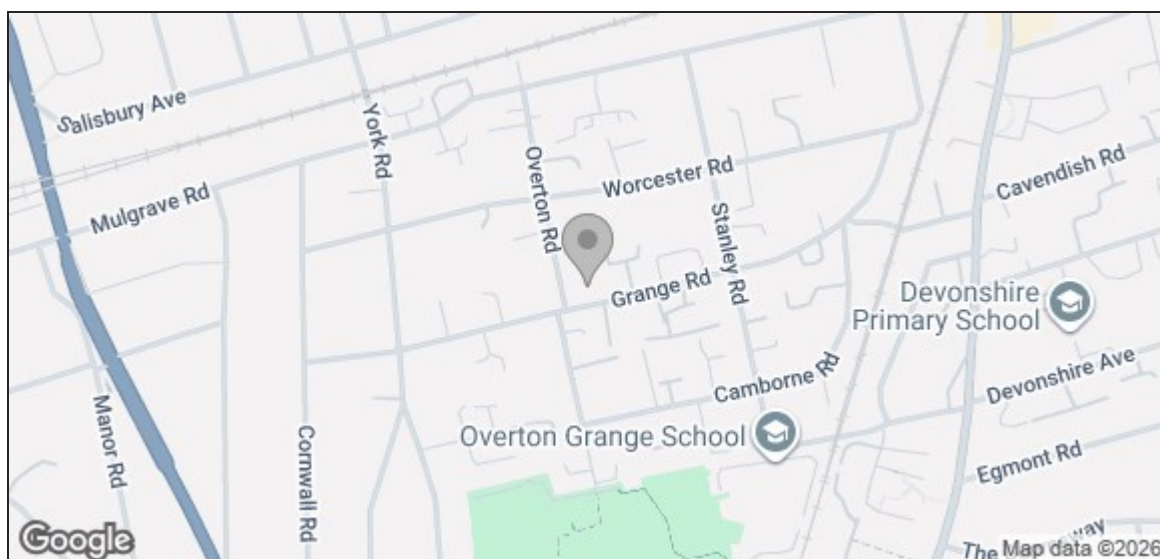
COUNCIL TAX

Council Tax Band C (£2,114.35) 2026 / 27





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		
(69-80) C	78	79
(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		