WILLIAMS HARLOW

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London Road
Sutton, Surrey SM3 9BY

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT THIS TWO BEDROOM FLAT TO THE MARKET. Situated on the second floor with southern skyline views of Surrey, the property is in excellent decorative order having recently undergone refurbishment. Consisting of two bedrooms (ONE DOUBLE, ONE SINGLE), a good size reception room, bathroom with separate WC and a family kitchen with a balcony. The property is within walking distance of local shops, bus stops into Sutton centre and the Sainsbury's superstore. AVAILABLE NOW 6 MONTH LET ONLY.

£1,200 PCM -

2 1 1

ENTRANCE
Secure communal entrance from the pavement

FRONT DOOR
Second floor and leading into

HALLWAY
Newly laid carpet providing access to all rooms.....

RECEPTION ROOM
Good size at the front of the building with double glazed front aspect, feature fireplace and new wood laminate flooring

BEDROOM 1
Double size carpeted room with double glazed windows and free-standing wardrobes in situ

BEDROOM 2
Single size bedroom at the front of the apartment with carpet and double glazed window

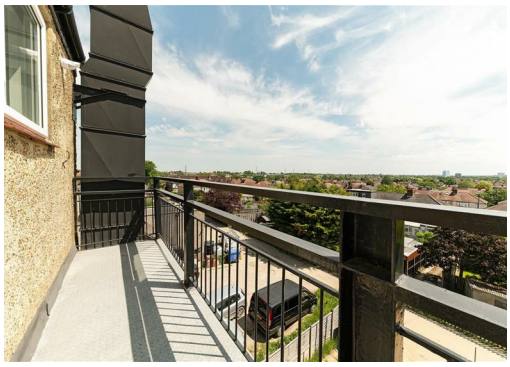
KITCHEN
A good size kitchen with brand new appliances, new boiler and with space for table and chairs

BATHROOM
Shower over bath and hand basin

SEPARATE WC
WC.

BALCONY
Accessible from kitchen with skyline southern views

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



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.

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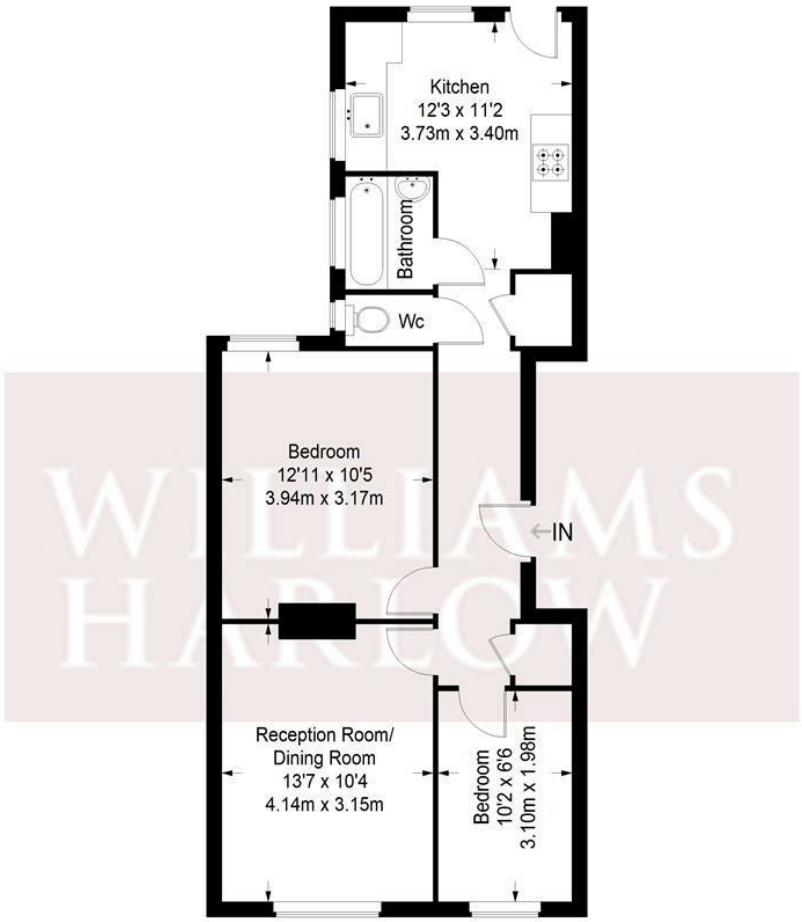
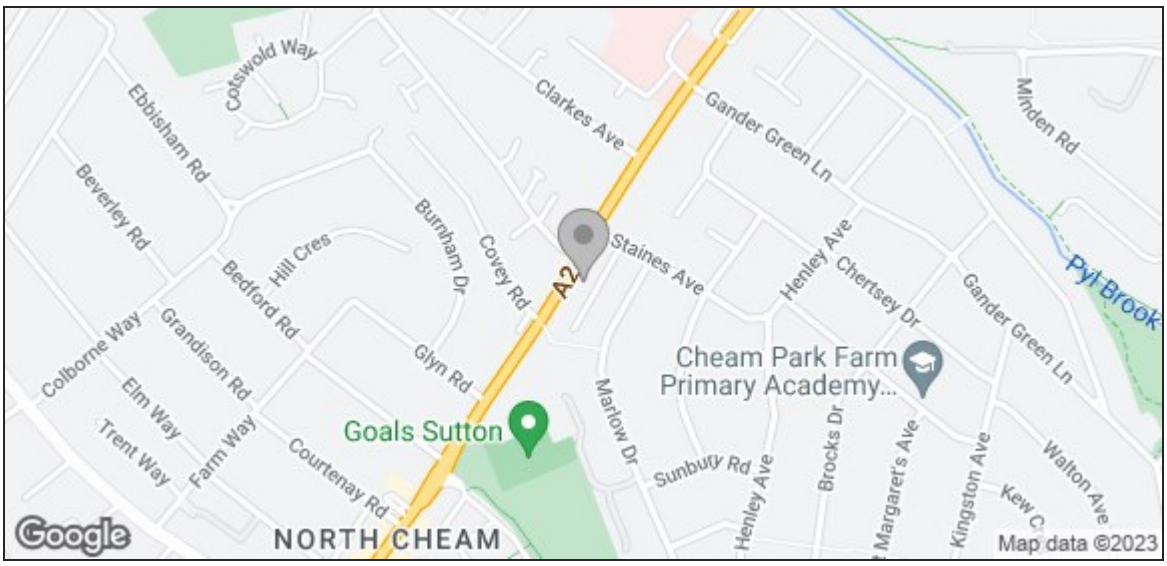
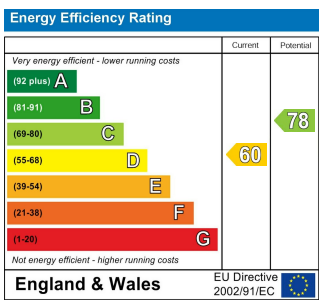


Second Floor = 600 sq ft

Approximate Gross Internal Area
SECOND FLOOR = 600 sq ft / 55.74 sq m
Total = 600 sq ft / 55.74 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)