

**WILLIAMS  
HARLOW**

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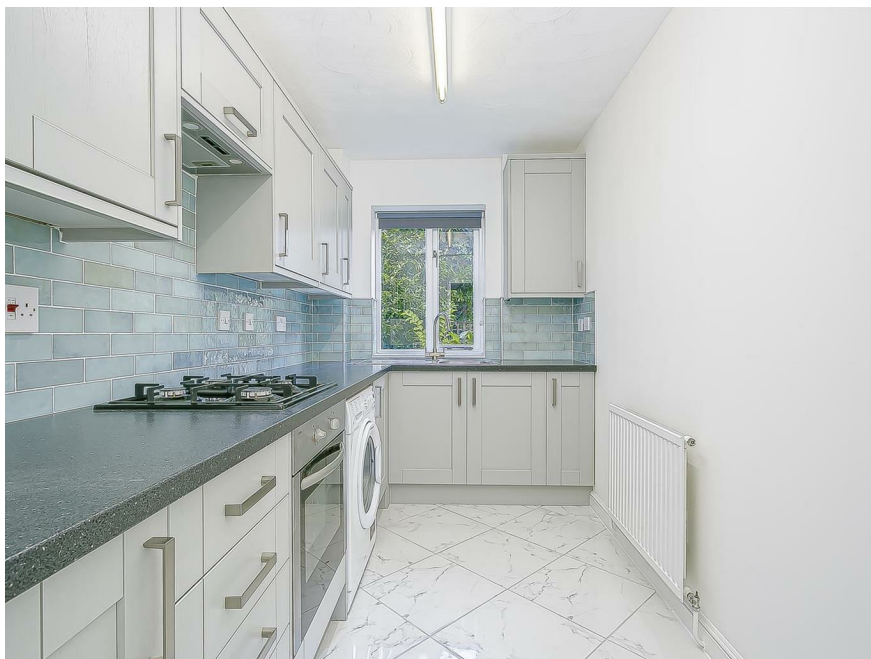
## 56 Grange Road Sutton, Surrey SM2 6SJ

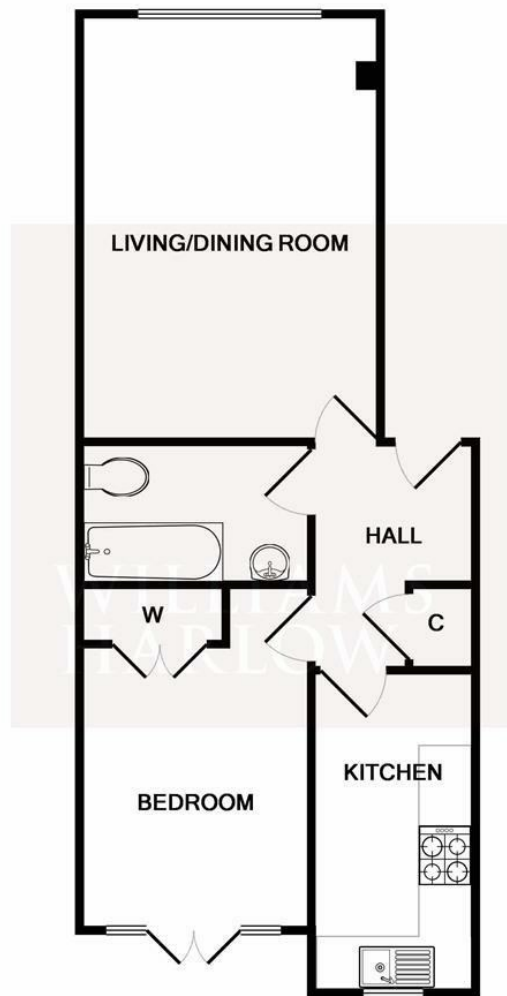
WILLIAMS HARLOW ARE EXCITED TO PRESENT A NEWLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT IN SUTTON. The location of this flat is excellent being within walking distance of Sutton town centre and Train Station. Comprising of a good size lounge, a double bedroom, family bathroom and kitchen with mod cons. Benefits include, double glazing, gas central heating and off-street car parking space. Available on an unfurnished basis.

£1,350 PCM Unfurnished

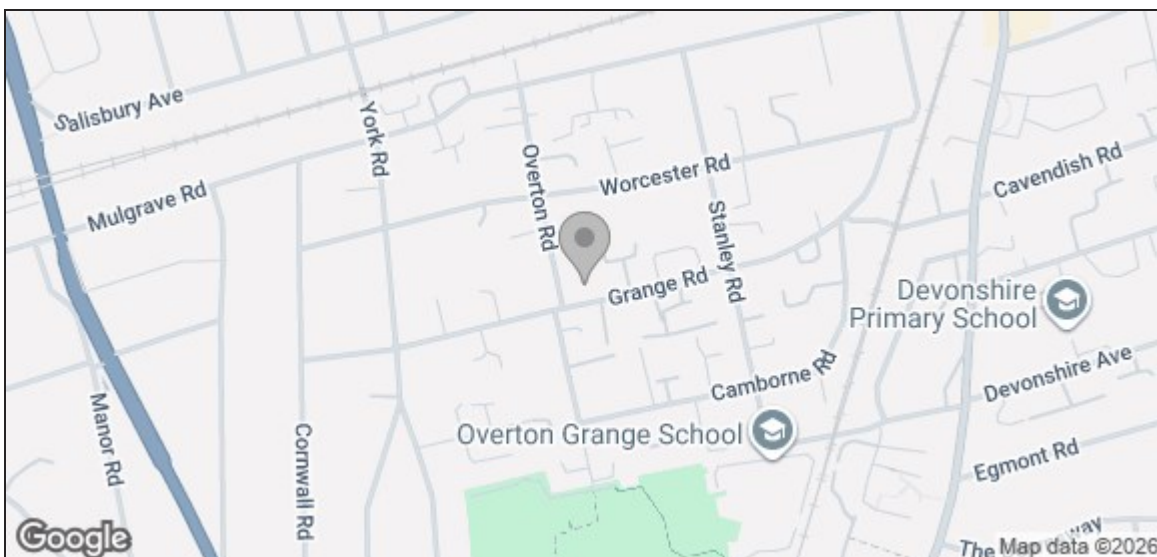








This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions, shapes before making decisions reliant upon them. KEY: C = CUPBOARD FW = FITTED WARDROBE



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	