

London Road Sutton, SM3 8HW

WILLIAMS HARLOW OF CHEAM ARE EXCITED TO PRESENT A 3-BEDROOM SPLIT-LEVEL APARTMENT TO THE MARKET. Having recently undergone a full refurbishment throughout, this apartment is in excellent condition and in an excellent location. Consisting of a fully equipped kitchen and two good size reception rooms on the first floor and three bedrooms (2 doubles, 1 single) with family bathroom and separate WC on the second floor, the apartment is perfect for a working couple or a young family. Available immediately on an unfurnished basis.

£2,000 PCM Unfurnished



ENTRANCE

Rear access via metal staircase to first floor.

External seating area.

New double-glazed front door

HALLWAY

Provides access to all rooms:

KITCHEN

Large fully fitted kitchen over-looking the external seating area and equipped with all modern appliances and ample kitchen cupboards

DINING ROOM

Good size room with new carpets and window to the rear

LOUNGE

Full-width room with double-glazed windows to the front

STAIRCASE

Leading to second floor:

BEDROOM I

Full width room with double glazed windows overlooking the front

BEDROOM TWO

Double sized room with new carpets

BEDROOM THREE

Good size single bedroom with windows over looking the rear

BATHROOM

Shower over bath, with hand-basin and heated towel-rail

WC

Separate WC room

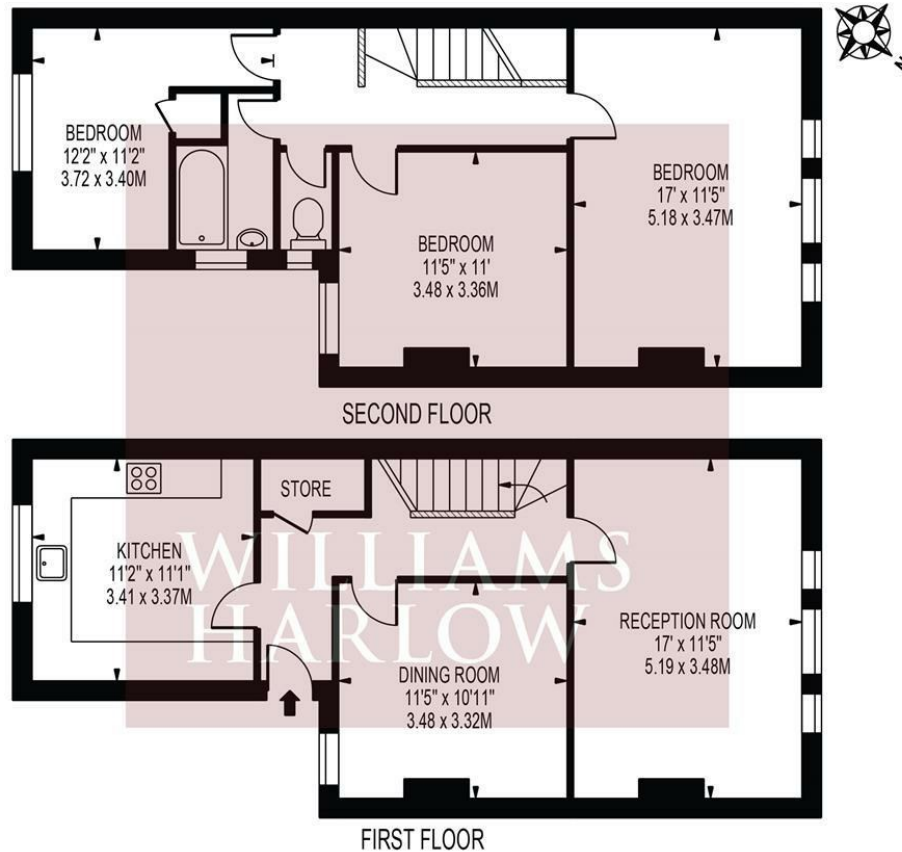
COUNCIL TAX

Council Tax Band C (£2,017.53) 2025 / 26



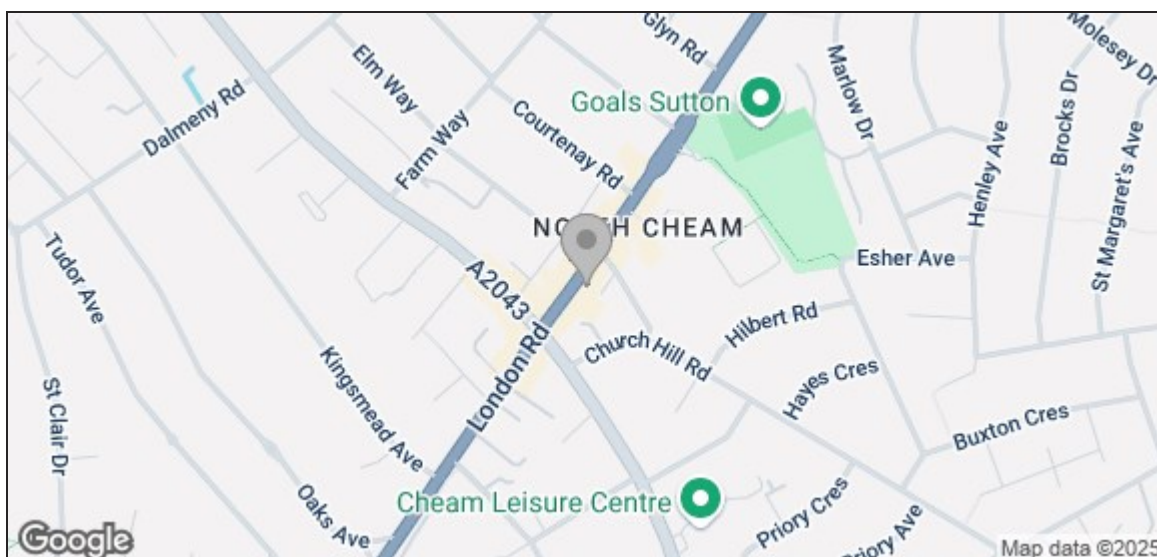
LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1139 SQ FT - 105.80 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		