

47 Worcester Road Sutton, SM2 6PB

WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on a tree-lined residential road this highly desirable block is located within close proximity to Sutton Centre including the train station which offers excellent train links into Central London. This recently redecorated first floor apartment is offered in excellent condition: a generous size living room, a fitted kitchen kitchen, master double bedroom, a second double bedroom and stylish family bathroom. The property further benefits from gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.

£1,700 PCM Unfurnished



BUILDING

A purpose built block on a tree-lined road, located about 10 minutes walk from Sutton centre

ENTRANCE

Security phone entry on the ground floor

Flat entrance is situated on the first floor with a double lock door

HALLWAY

Provides access to all rooms:

BEDROOM ONE

Double size with new carpets and freshly painted walls

BEDROOM TWO

Double size with new carpets and freshly painted walls

RECEPTION ROOM

Good size room overlooking the front landscaped grounds

KITCHEN

Located from the reception room and equipped with fridge-freezer, oven, hob and washer-dryer

BATHROOM

Modern, sleek design with shower over bath, WC, basin and heated towel-rail

OUTSIDE

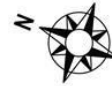
Landscaped grounds to the front and allocated car parking spaces to the rear

COUNCIL TAX

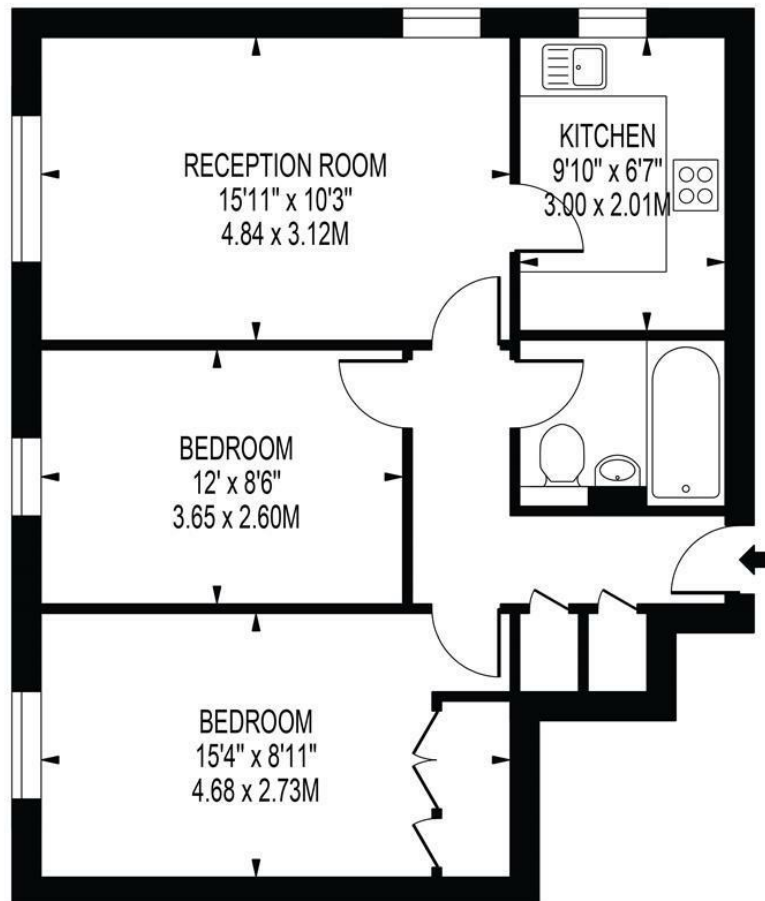
Council Tax Band D (£2,378.64) 2026 / 27



CLAREMONT HOUSE, WORCESTER ROAD

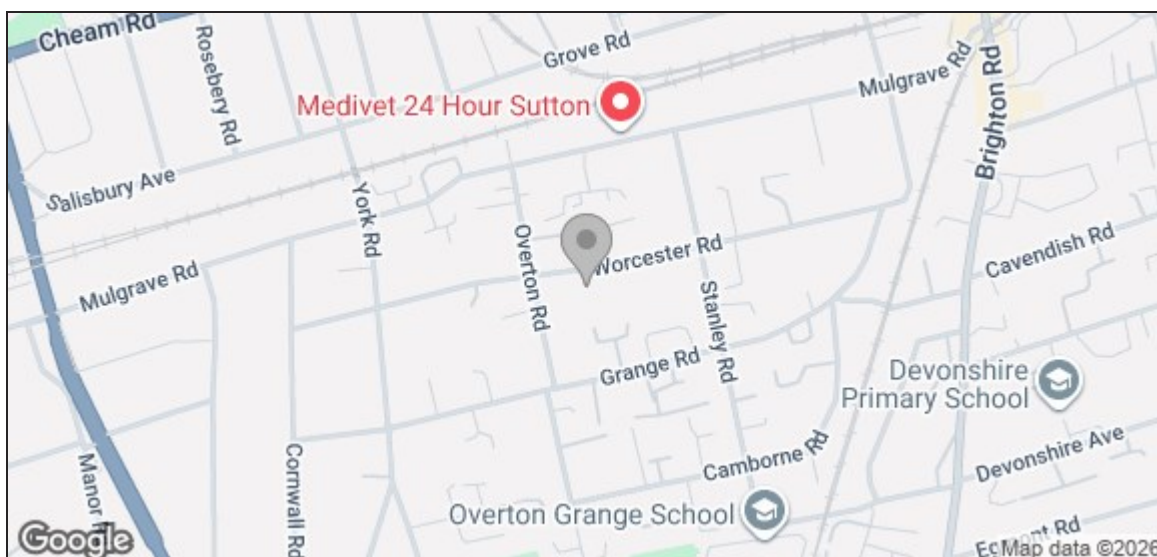


APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.30 SQ M



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(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		