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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 immediately on an unfurnished basis.

£1,500 PCM Unfurnished



## 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

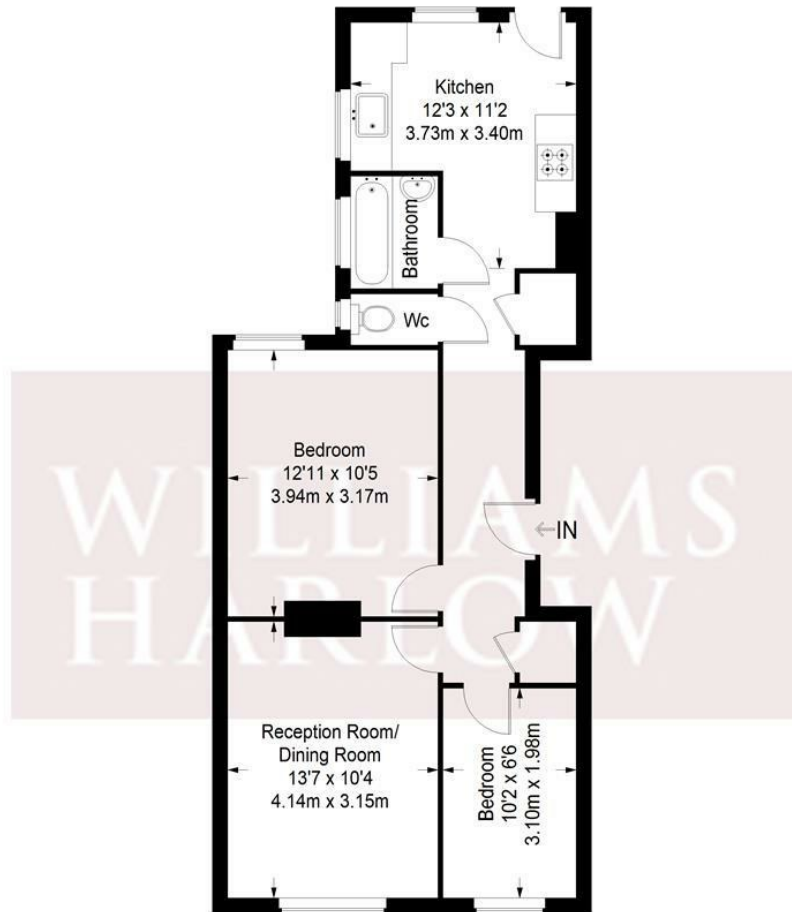
Accessible from kitchen with skyline southern views

## COUNCIL TAX

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



**London Road**

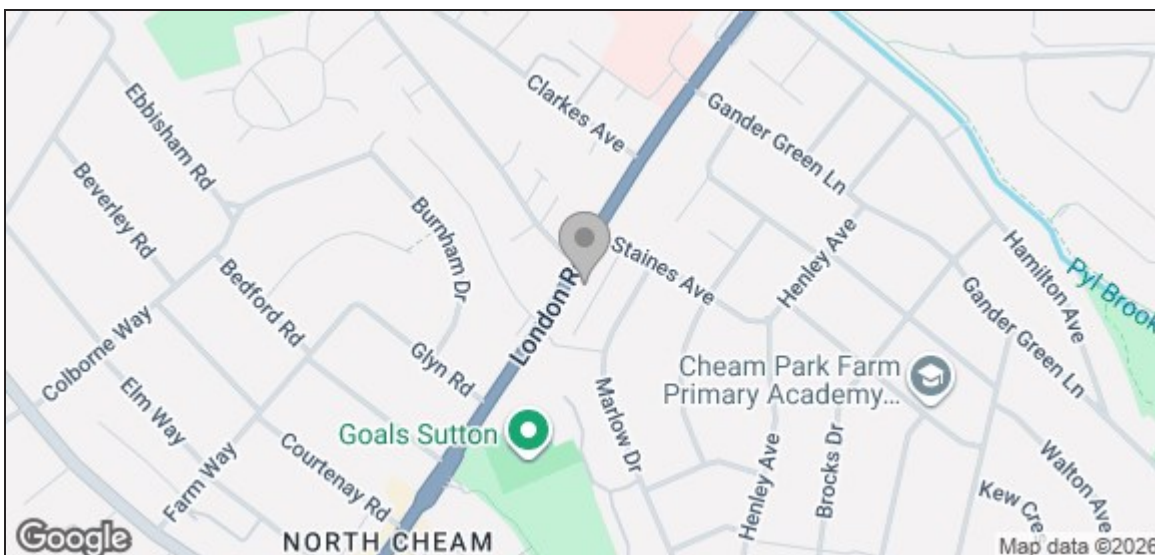


**Second Floor = 600 sq ft**

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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(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	