

Butler's

thoughtful estate agency



Grove Road
Sutton, SM1 2AG
Guide price £275,000



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Nestled in a prominent and coveted position in central Sutton, this spacious one bedroom first floor apartment offers excellent internal accommodation and has been recently updated throughout. It really is a fantastic opportunity for you to move into what may be your first home, or even rent out if you are looking for that rock-solid investment, as this desirable block is one that is well looked after, with communal grounds reaching around the building. What's more, the property has a wonderful layout, with a modern kitchen that has a good amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a fantastic bedroom that even has fitted wardrobes, with a fabulous bathroom serving all of the rooms. But we are saving the best until last! The wonderful lounge/diner is a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also perfect for you to have your friends and family come over and entertain in, with lovely outlooks when they do. On the outside, as we mentioned, the location is brilliant. You are an incredibly short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars, with Sutton mainline station whizzing you up to London in under half an hour. The final piece of the jigsaw comes by the way of an allocated parking space.



FIRST FLOOR

Hallway

Living/Dining Room

18'2 x 10'7 (5.54m x 3.23m)

Kitchen

10'6 x 6'4 (3.20m x 1.93m)

Bedroom

15' x 9'8 maximum (4.57m x 2.95m maximum)

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

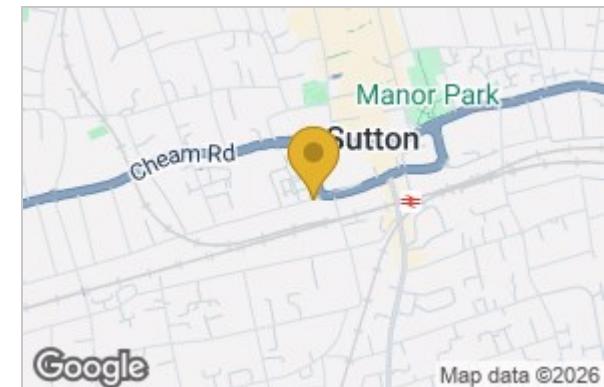
OUTSIDE

Allocated Parking

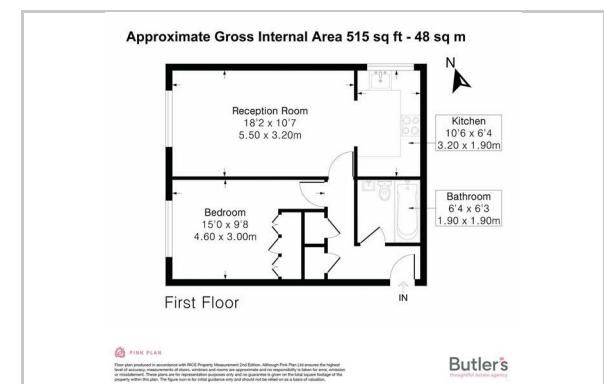
Communal Grounds



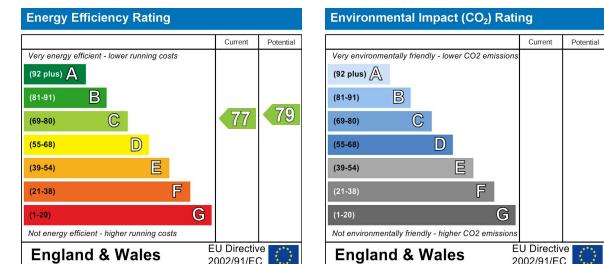
Area Map



Floor Plan



Energy Efficiency Graph



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