



1 Station Road
Sutton, SM2 6BG
£400,000



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Situated on Station Road in Sutton, this beautifully presented Victorian-style apartment offers the perfect blend of character and contemporary living. Dating back to the early 1900s, the property has been lovingly maintained and is in excellent condition throughout.

Covering a generous 1,076 sq ft, the apartment features two well-sized bedrooms, a spacious and inviting reception room ideal for relaxing or entertaining, and a modern, well-appointed shower room. The standout courtyard-style garden provides a peaceful outdoor retreat, perfect for enjoying sunny days.

Additional benefits include a large basement offering valuable storage space and a quiet yet well-connected location, with excellent transport links nearby for easy commuting. With a long lease in place, this charming home is ideal for first-time buyers, downsizers, or investors looking for a stylish property in a desirable part of Sutton.

Combining elegance, comfort, and practicality, this apartment is a must-see for anyone seeking a unique and characterful home.

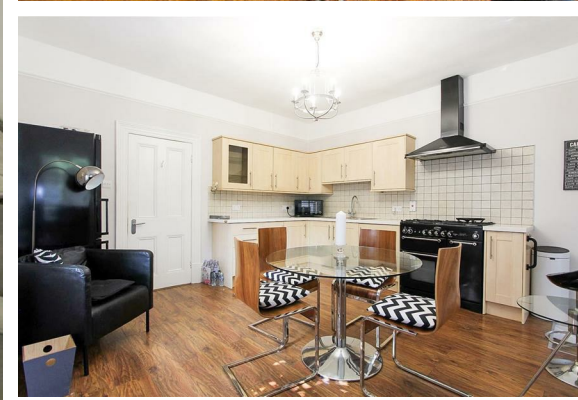
Accommodation

Entrance Hallway

The apartment is accessed through a striking black UVC double-glazed door, featuring decorative diamond glass panels. The hallway boasts real wood flooring, complemented by elegant high Victorian skirting boards and ornate ceiling detailing. A large chandelier adds a touch of grandeur, while a single radiator on the left wall provides warmth. A spacious storage cupboard houses the boiler and includes a window for natural light. A staircase leads down to a generously sized basement area.

Kitchen

The kitchen exudes character with its dark oak wood flooring and a silver iron chandelier overhead. A sash-style window on the right wall, along with rear double-glazed windows, all feature stylish plantation shutters and roller blinds. At the heart of the space is a classic Range Master double oven with a matching extractor fan. White quartz-effect speckled worktops are paired with an inset





chrome double sink and mixer tap. Light oak shaker-style cabinets with silver handles and a neutral tiled backsplash complete the contemporary yet timeless design. Two steps lead down to a separate utility area, which opens out to a charming courtyard-style garden.

Shower Room

The Victorian-inspired shower room features traditional patterned tiled flooring and a walk-in shower with sandstone-toned wall tiles and a chrome mixer tap. The modern sink and toilet are seamlessly integrated, with a chrome towel radiator providing added comfort and style.

Master Bedroom

This spacious bedroom is bathed in natural light from double-glazed windows on the right wall. A double radiator is positioned on the left wall for warmth. Built-in white wardrobes offer ample storage, while a heavy white iron chandelier adds a luxurious finishing touch.

Lounge

A standout feature of the lounge is the expansive bay window, fitted with four-star patterned glazing, plantation shutters at mid-height, and roller blinds above. The room is centred around a charming open brick-style fireplace with a black tiled hearth. Other highlights include large Victorian skirting boards, real oak wood flooring, and a double-length radiator beneath the bay window, providing both charm and comfort.

Second Bedroom

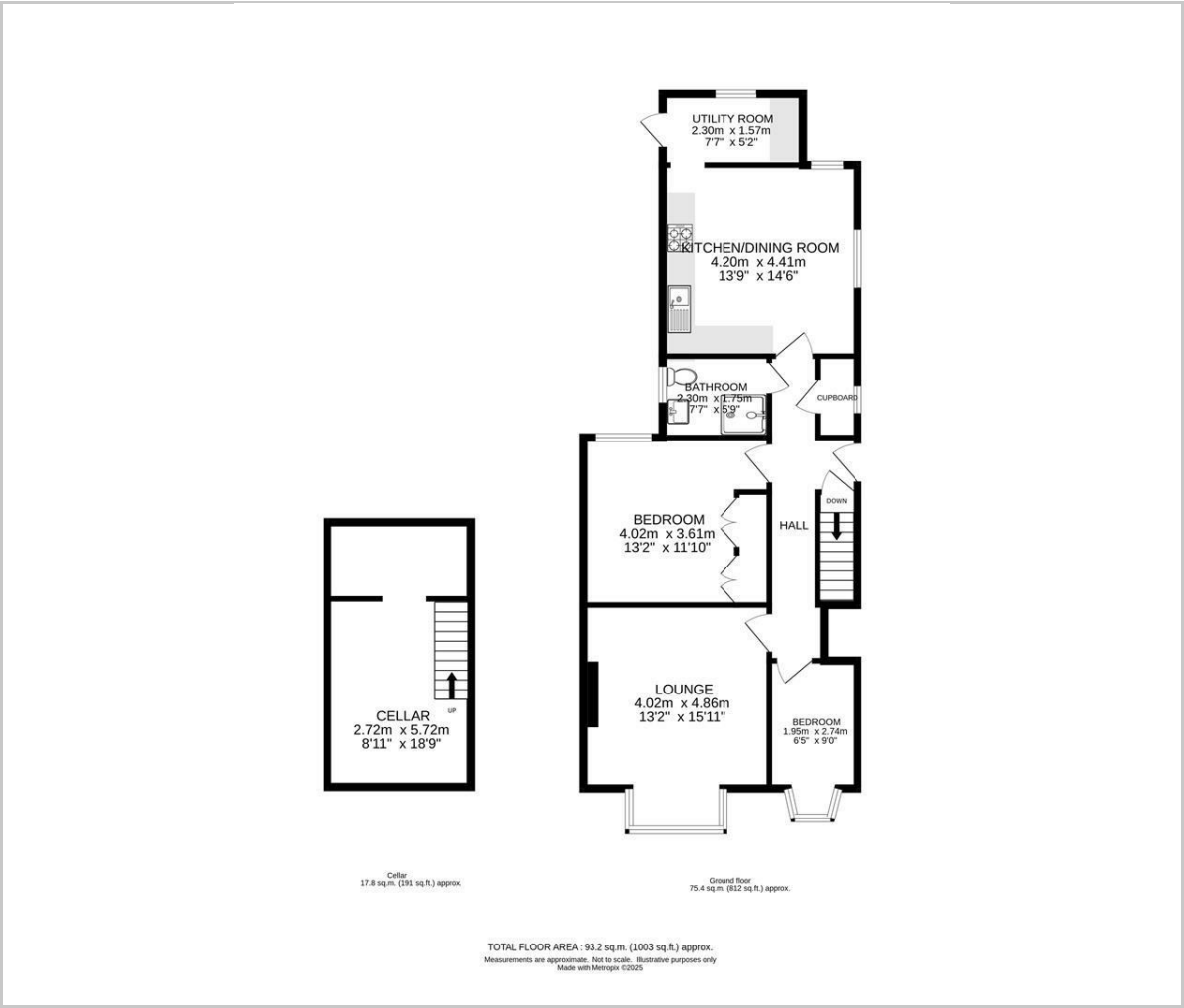
The second bedroom features a bay window with double-glazed panels, a ceiling chandelier, and a double radiator beneath the window. Victorian skirting boards and oak wood flooring carry the classic styling seen throughout the property.

Garden - Beautiful courtyard style private rear garden.

BUYER'S INFORMATION

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Floor Plan

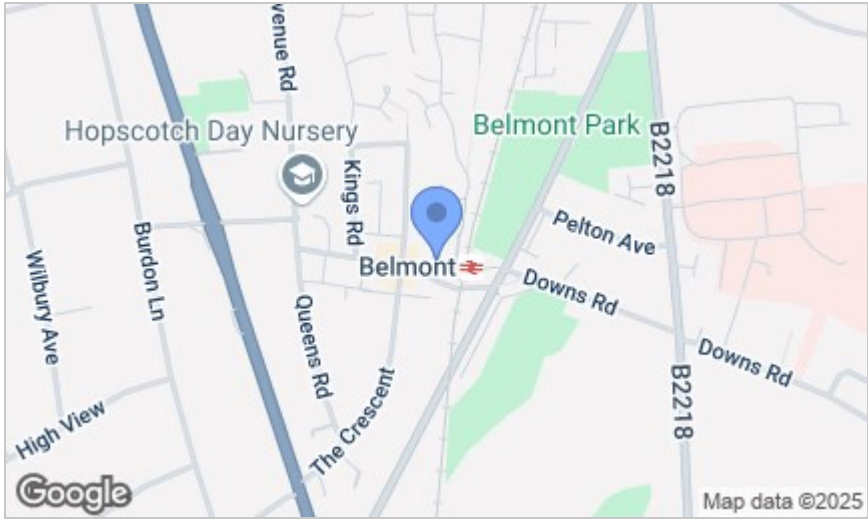


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

