



31 Grove Road, Sutton, SM1 2AB
£1,800 PCM -



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WILLIAMS
HARLOW



WILLIAMS HARLOW ARE PROUD TO PRESENT THIS NEWLY REDCORATED TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Situated on the second floor of a purpose-built block located on a tree-lined residential road a short walk from Sutton Train Station. The apartment consists of a large open-plan kitchen-lounge with integrated appliances, two equal size double bedrooms and a family bathroom. Newly redecorated and newly carpeted, the apartment is in excellent condition and benefits from an allocated space in the secure, gated rear car park. Available immediately on an unfurnished basis.

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	



BUILDING

Purpose-built on a tree-lined residential road

ENTRANCE

Secure phone entry and located on the second floor

HALLWAY

New flooring and provides access to all rooms:

KITCHEN-LOUNGE

Integrated appliances and new flooring in this generous sized room to the rear of the building

BEDROOM ONE

Double size room, new carpets, double glazing, built-in double wardrobe

BEDROOM TWO

Newly carpeted, double size room with double glazed windows

BATHROOM

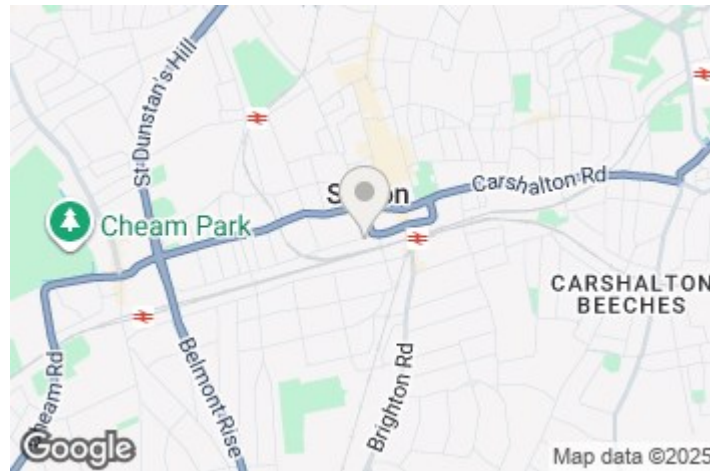
Shower over bath, WC, hand-basin and heated towel rail

OUTSIDE

Allocated car parking space to the rear through secure gates.

COUNCIL TAX

Council Tax Band D (£2,269.72) 2025 / 26



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office

Call: 020 8642 5316

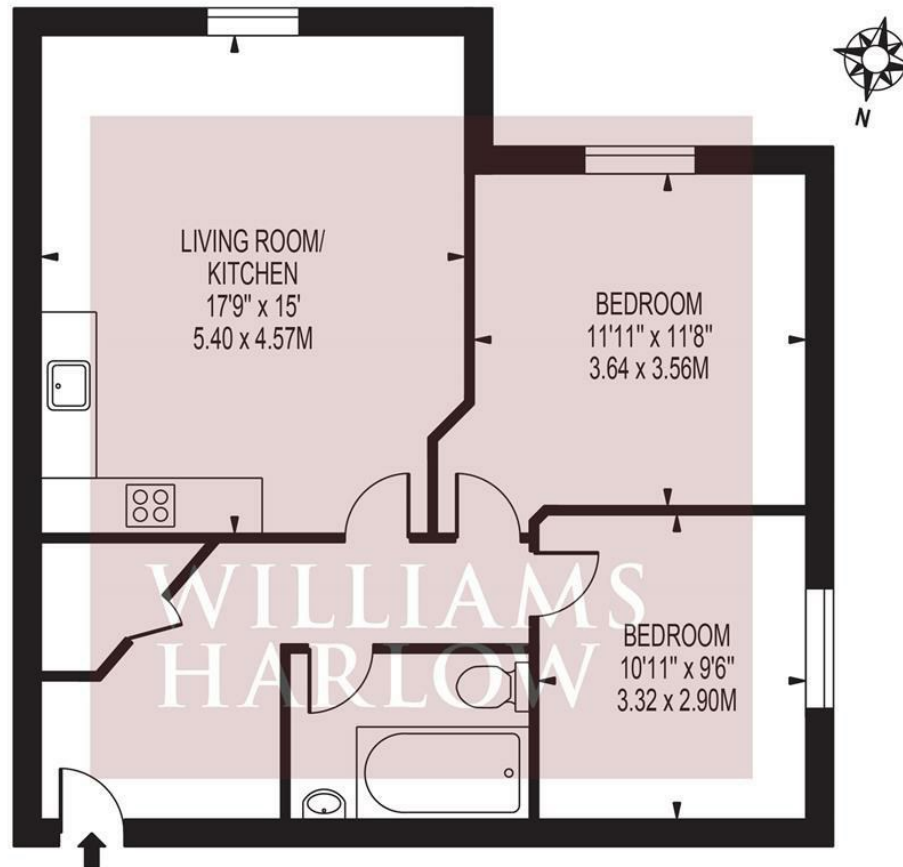
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SM3 8BH

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www.williamsharlow.co.uk

WEST GROVE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.00 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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