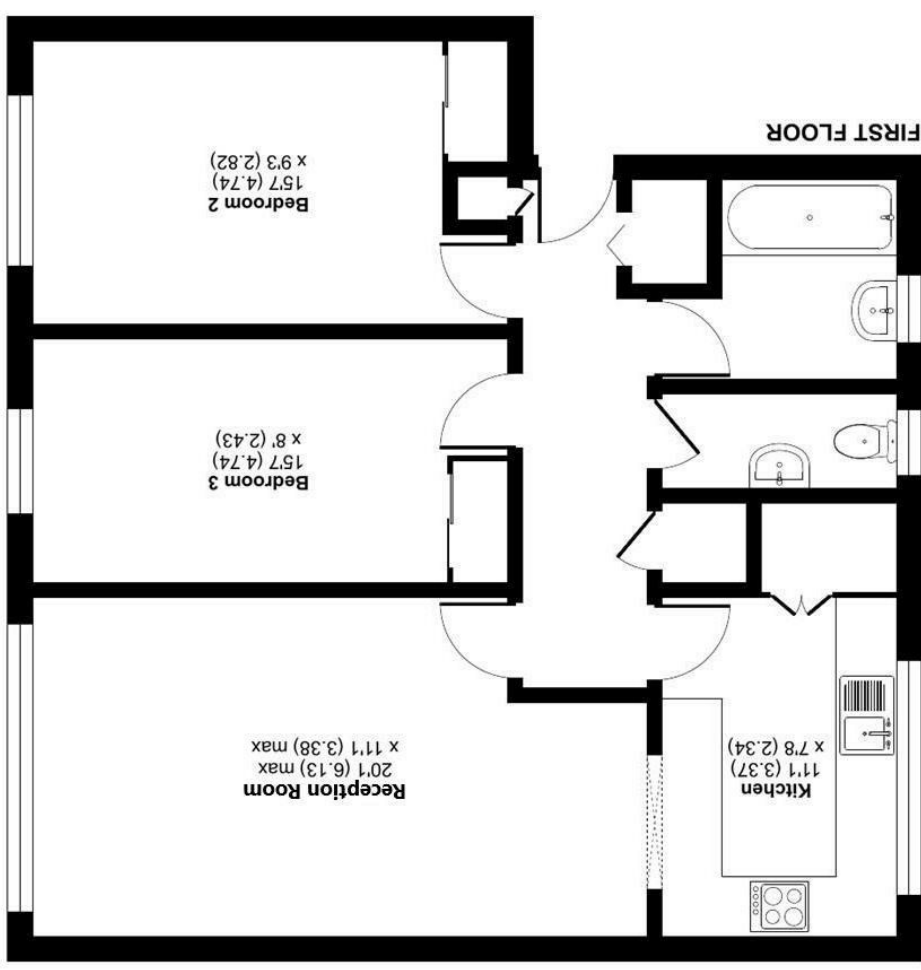




Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Silverman Black Estate Agents. REF: 1357768. © nxyhocom 2025.

Glena Mount, Sutton, SM1
Approximate Area = 771 sq ft / 71.6 sq m
For identification only - Not to scale





2 Glena Mount

Sutton, SM1 4HW

£1,900 Per Calendar Month

Available around 10th October - Unfurnished. Silverman Black is delighted to offer this bright and well presented two bedroom first floor apartment, located in a small private cul-de-sac only about 10 minutes walk from Sutton town centre. On arrival, residents can park in a good size private parking area to the rear of the site and access the spacious communal hallway of the block via recently installed security doors with a video entry system. The flat is located on the first floor and comprises a welcoming entrance hall with solid wood block flooring and a substantial storage cupboard, a large living room with separate sitting and dining areas, a well equipped integrated kitchen and two generously proportioned double bedrooms, each with a built in double wardrobe. The bathroom facilities have been replaced in the relatively near past - with the bathroom separate from the WC. Other benefits include double glazed windows and a gas/warm air central heating system. In terms of local facilities, the shops, bars and restaurants of Sutton town centre are roughly half a mile away (10 minutes walk) whilst there are British Rail stations at Sutton Common (0.7 miles away - giving access to the Guildford - Waterloo trainline, via Wimbledon) and Sutton Mainline Station (0.9 miles distant - affording access to London Victoria, London Bridge, The City, Clapham Junction and East Croydon). The London Borough of Sutton is currently recognised by several websites as offering the best educational facilities in London - along with Harrow - so there are plenty of exceptional Grammar Schools, State, Independent and Private priary and secondary establishments within easy reach. Vieiwng of this conveniently positioned and beautifully presented apartment is highly recommended - so call today to book your appointment to visit.



- Available around 10th October - Unfurnished
- A conveniently located and beautifully presented two double bedroom first floor apartment located in a select private development just half a mile from Sutton town centre
- Accommodation comprises a sizable entrance hall with a large storage cupboard, a well-proportioned living room with separate lounge and dining areas, a well equipped integrated kitchen
- Two double bedrooms (each with a built in wardrobe), a refitted bathroom with separate WC
- Double glazed windows, gas/warm air central heating system, video security entryphone system
- Council Tax Band: "C"; EPC rating: "C" (70/76)
- Approximately 10 minutes walk to the shops bars and restaurants of Sutton town centre
- 0.7 miles to Sutton Common BR station (accessing Wimbledon & Waterloo); 0.9 miles to Sutton Mainline BR station (accessing London Victoria, London Bridge & The City)
- Access to all of the Borough's exceptional educational facilities - currently rated as the equal best in London!
- Viewing highly recommended

