



Flat 108, 4 Sutton Park Road, Sutton, SM1 2GB

£425,000



**WH WATSON HOMES**  
Estate Agents

## 4 Sutton Park Road, Sutton, SM1 2GB

### Overview

A stunning two-bedroom penthouse apartment offering contemporary living, a wrap-around balcony, and secure underground parking, ideally located just moments from Sutton Rail Station and the High Street.

Set within a modern development, this stylish residence features two generously sized bedrooms and two sleek bathrooms, including an en-suite. The bright open-plan living and dining area is enhanced by floor-to-ceiling windows, flooding the space with natural light and showcasing impressive skyline views across London. The living area extends seamlessly onto a spacious wrap-around balcony perfect for relaxing or entertaining.

Further benefits include an allocated parking space within a secure underground car park, a long lease, and access to a communal terrace and children's play area. The property may also be offered chain-free, making it an excellent opportunity for first-time buyers or investors.

Perfectly positioned within walking distance of Sutton station, offering direct links into Central London in under 30 minutes, as well as a range of bus routes and the vibrant High Street with its shops, cafés, and restaurants.

The area is particularly well regarded for its outstanding schools, including Sutton Grammar School, Sutton High School, Nonsuch High School for Girls, and Homefield Preparatory School. Nearby Manor Park provides excellent green space for leisure and recreation.

This is a rare opportunity to acquire a beautifully presented penthouse combining modern design, generous outdoor space, and a prime location.

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### Accommodation

#### Entrance Hall:

Featuring wooden flooring, an electric heater and three storage cupboards housing the boiler, washing machine and a cloakroom.

#### Kitchen:

Fully fitted modern kitchen featuring integrated appliances including a fridge, freezer, microwave, dishwasher, and an induction hob with oven and extractor fan above.

Finished with grey marble worktop surfaces, grey wall and cream base units providing ample storage and stylish wooden flooring.

#### Lounge:

Bright and spacious open-plan living area with wooden flooring, seamlessly flowing into the kitchen. Featuring impressive floor-to-ceiling windows and finished with two ceiling light fittings and spotlights.

#### Principal Bedroom:

A bright and spacious room featuring carpet, a built-in wardrobe, and impressive floor-to-ceiling windows allowing for plenty of natural light. The room also benefits from direct access to a modern en-suite bathroom.

#### Bedroom Two:

Carpet, built-in wardrobe, and impressive floor-to-ceiling windows.

#### Main Bathroom:

Modern suite comprising a wall-mounted WC, wash hand basin with chrome mixer tap, and a bath with overhead chrome mixer shower and glass screen. Finished with grey floor tiles, grey tiled walls, a heated wall-mounted mirror and glass shelf above the sink, and a chrome heated towel rail.

#### En-Suite:

Comprising a shower cubicle with glass surround and handheld shower, a wall-mounted WC, and a wash hand basin with chrome mixer tap. Finished with a heated wall-mounted mirror, grey floor tiles, and a chrome heated towel rail.

#### Balcony:

Impressive wrap-around balcony finished with concrete tiles and neatly edged gravel borders, offering incredible panoramic skyline views across London.

#### Communal Roof Terrace:

Well-maintained communal roof terrace providing an additional outdoor space for residents to relax and enjoy.

#### Car Park:

Allocated parking space in a secure underground car park, along with secure bike stands.

#### Property Features & Additional Information:

Mechanical ventilation system installed throughout, helping maintain a consistent indoor temperature and improve energy efficiency.

Secure double-entry system with video intercom access from the flat, plus key fob or PIN entry from outside.

Stunning dual-aspect views, offering both sunrise and sunset outlooks.

Ultra-fast fibre optic broadband available from multiple providers.

Excellent transport links, including fast train services to Central London and 24/7 bus routes towards Central London and Heathrow.

Please note: additional fees may apply for leasehold documentation and management information packs if required.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

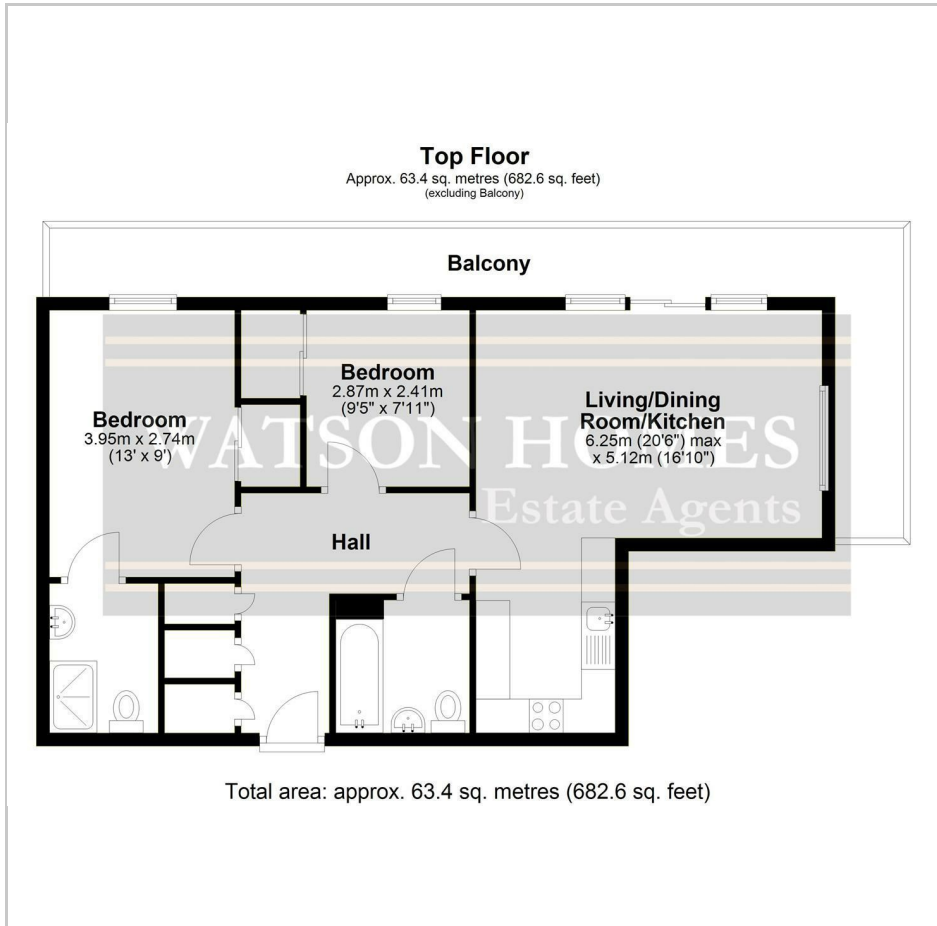








## Floor Plan



## Additional Information

Block built in 2008

Owners lived at the property since 2014

Electric boiler, located in cupboard in hallway

The seller lives at the property and is upsizing locally

The property is on the top floor (penthouse)

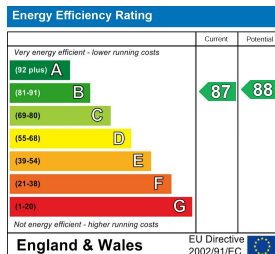
There is one allocated parking space

Leasehold - Lease 232 years remaining

Service Charge £1992 per year, includes water bills, ground rent, building insurance, maintenance of communal areas, sinking/reserve fund contributions

Council Tax Band D

An EWS1 form has been complete – No cladding



## Viewing

Please contact our Watson Homes Cheam Village Office on  
020 3196 1686

if you wish to arrange a viewing appointment for this

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