

The PERSONAL Agent

Grove Road, Sutton

In Excess of £300,000

Grove Road, Sutton

- Top Floor Apartment
- Parking Available
- Two Double Bedrooms
- Parquet Flooring
- Central Sutton Location
- Roof Terrace/Alfresco Dining
- Good Sized Kitchen with Pantry
- Art Deco Style
- Close to Train Station
- 799 Square Feet

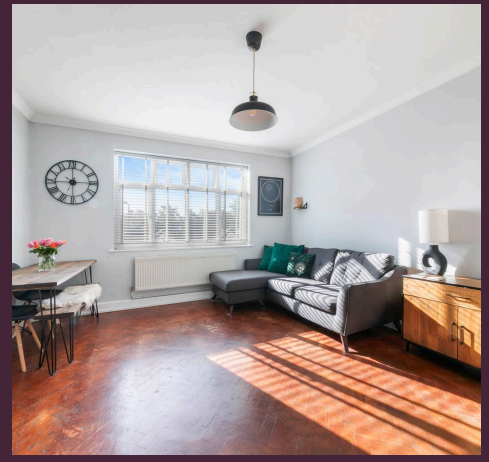
A Unique Art Deco Gem in the Heart of Sutton

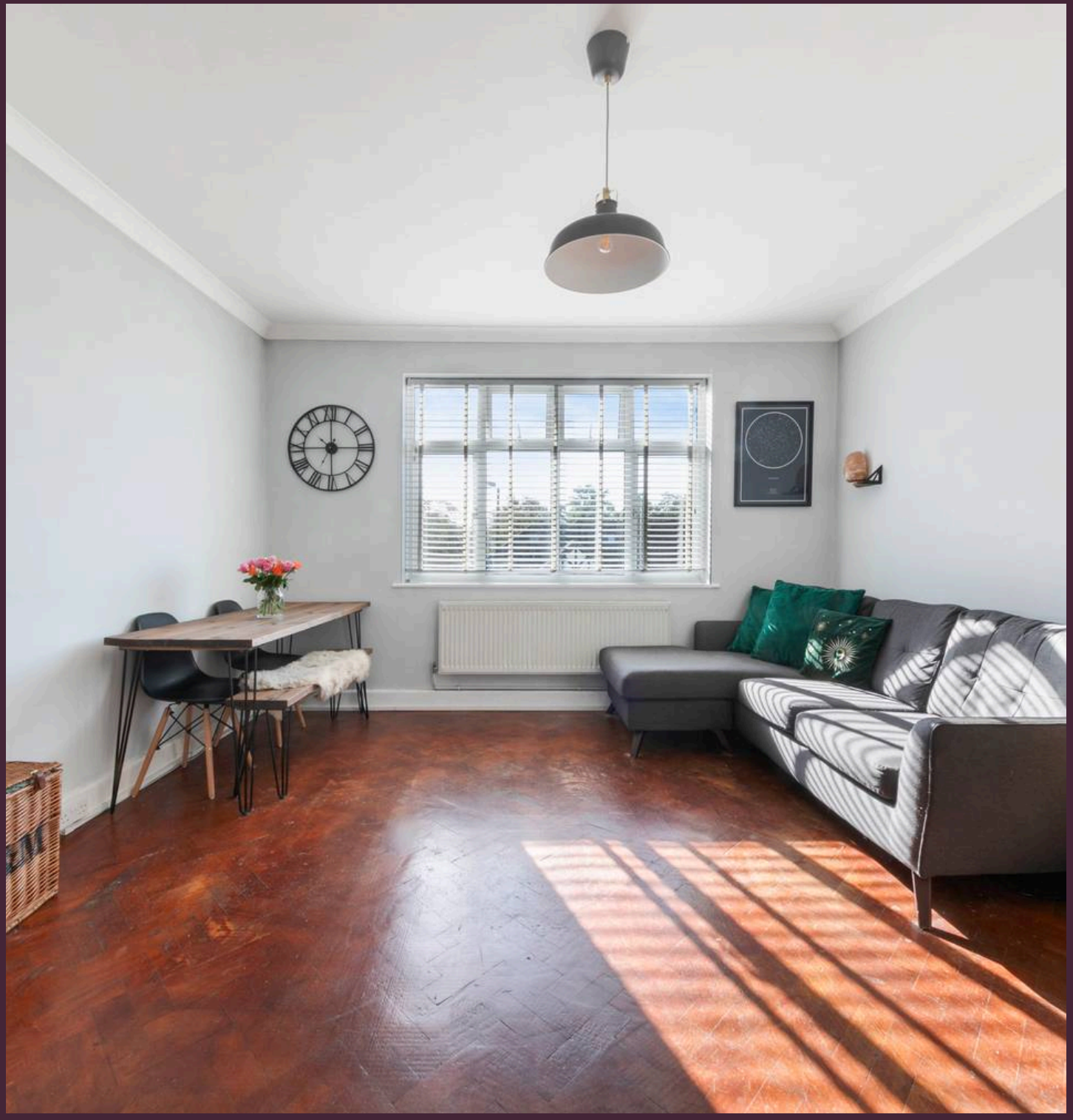
Occupying a distinctive second-floor position, this wonderful two-bedroom apartment combines Art Deco charm with characterful features and a truly unique outdoor space. The beautiful parquet flooring adds warmth and timeless elegance, while the generous reception room provides an inviting setting for relaxing and entertaining.











Description

3' 3" x 3' 3" (1.00m x 1.00m)

The accommodation comprises two well-proportioned double bedrooms, a spacious reception room, a fitted kitchen and a bathroom. However, it is the exceptional outdoor area situated directly outside the apartment's front door that really sets this property apart. Offering a rare opportunity for al fresco dining, entertaining friends or simply enjoying some outdoor space of your own, it is a particularly special feature for an apartment in such a central location. Situated in the heart of Sutton, the property is ideally placed for the town centre's shops, restaurants and everyday amenities, as well as convenient transport links for commuters. Full of character, individuality and charm, this is a genuine hidden gem that offers something a little different from the usual apartment offering. Early viewing is highly recommended to fully appreciate its unique appeal.



Sutton town centre with its excellent shopping facilities, bars and restaurants. Sutton mainline station is also within 0.2 or a mile with fast and frequent rail services to London termini. By road, the A217 provides a fast link to the M25 at Junction 8 (Reigate Hill) bringing Heathrow and Gatwick airports within 45 and 20 minutes respectively. The London Borough of Sutton is nationally renowned for its schooling including grammar, state and private.
Council Tax band: C

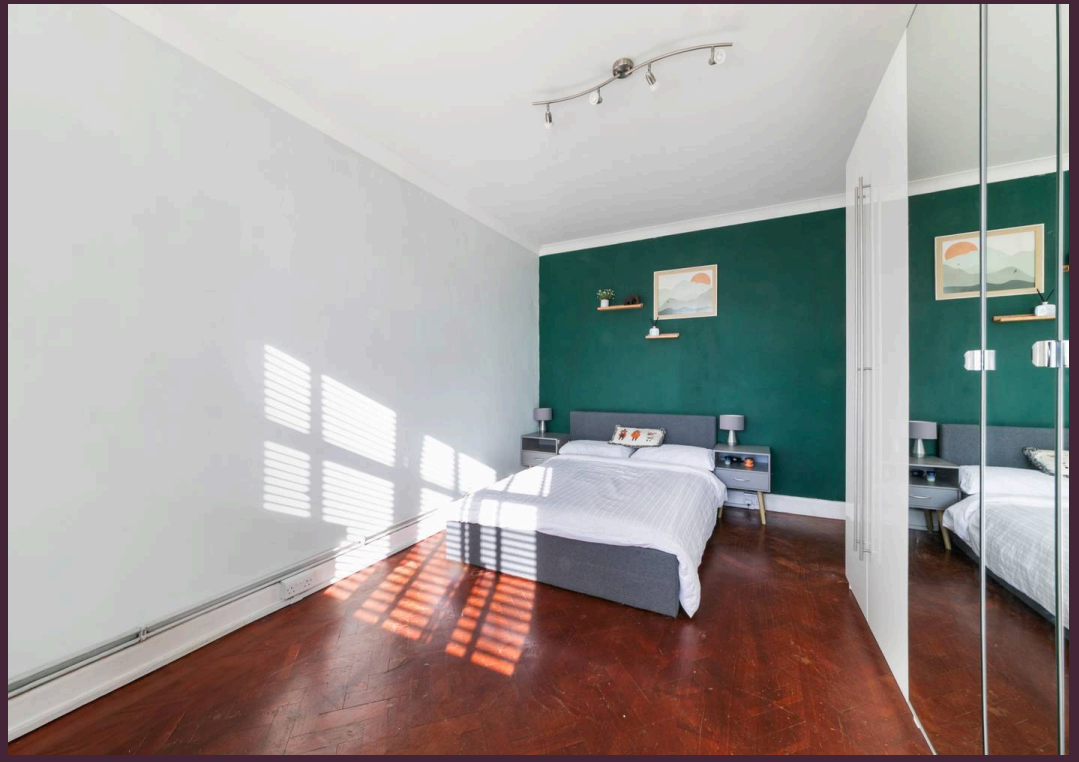
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





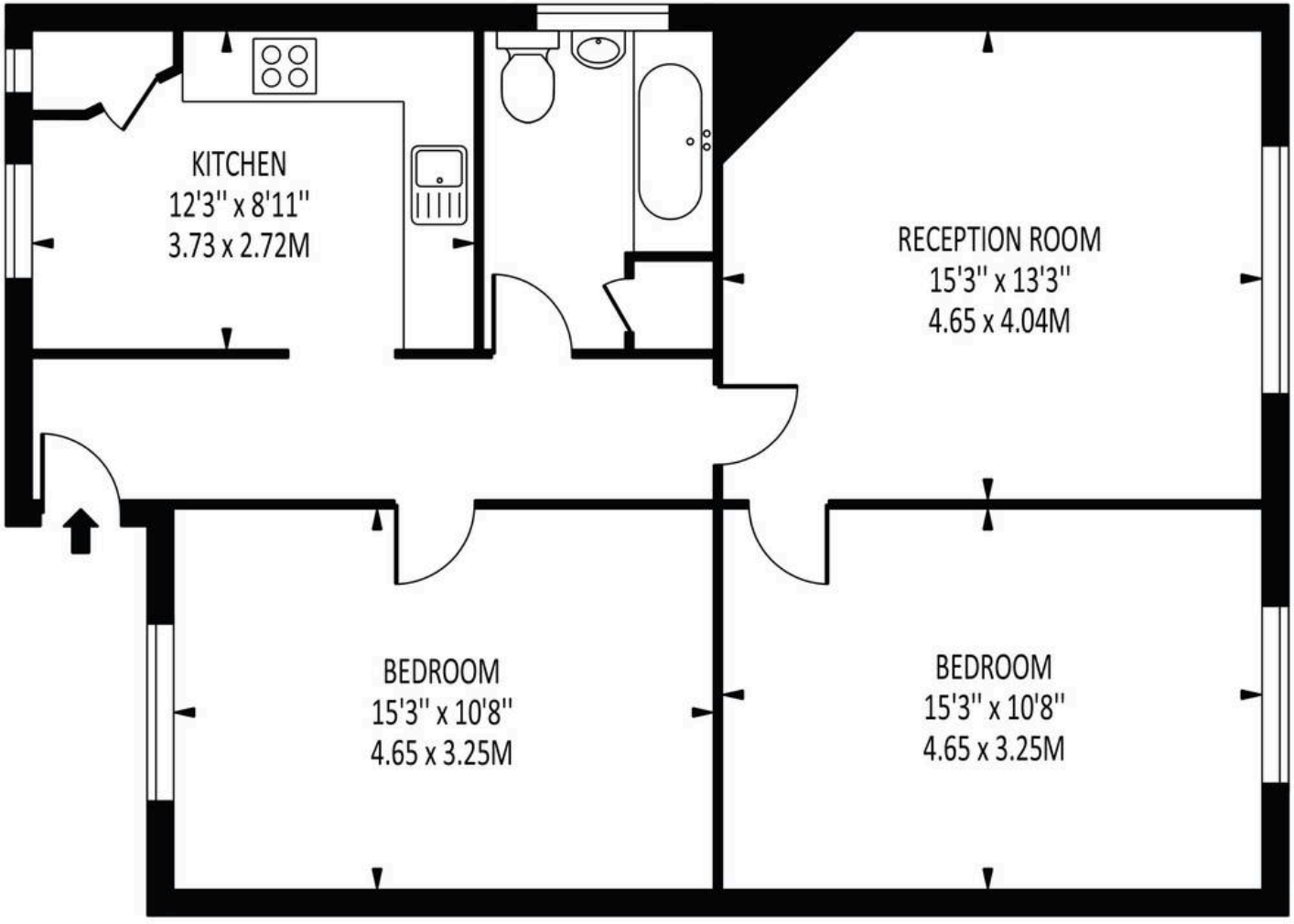




The PERSONAL Agent

Grove Road

Total Area: 799 SQ FT • 74.20 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/