



Grosvenor House, SM1

£325,000



Leasehold | EPC rating: C

- Well-presented 3/F Apartment
- Gated Allocated Parking
- Great Transport Links

- Private Balcony
- Close to Sutton Town Centre
- Vacant Possession and Chain Free

BELVOIR!

Property is personal

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Description

Located within the heart of Sutton, this well-presented apartment offers generous living space, convenience, and excellent connectivity. Set within the popular development, the property extends to approx. 789 sq. ft. and benefits from a private balcony, lift access, and an attractive layout ideal for first-time buyers, downsizers, or investors alike. The apartment is offered with bright neutral interiors throughout and enjoys a spacious open-plan feel, creating a comfortable and practical home in a highly convenient central location.

The property comprises a welcoming entrance hall leading to a large reception and dining room, with full-height doors opening directly onto a covered private balcony, allowing plenty of natural light into the living area. The separate fitted kitchen is well arranged with ample worktop and cupboard space together with integrated cooking appliances and space for further utilities. The principal bedroom is particularly spacious and benefits from fitted wardrobes and a modern en-suite shower room. A second well-proportioned double bedroom is served by a separate family bathroom, making the layout highly suitable for sharers, guests, or small families.

The property is superbly positioned for access to shopping, leisure, and restaurant of Sutton town centre, including supermarkets, cafes, bars, and high street retailers. Sutton Station is within easy walking distance, providing regular Southern and Thameslink services into London Victoria, London Bridge, and St Pancras, making the property attractive for commuters. The area is also well served by local bus routes, nearby green spaces and well-regarded local schools that add to the long-term appeal of this centrally located apartment.

Photographs



Rooms

Reception/Dining Room

6m x 3.35m (19'8" x 11'0")

Kitchen

3.9m x 2.34m (12'10" x 7'8")

Bedroom 1

4.82m x 3.86m (15'10" x 12'8")

Ensuite

3.2m x 2m (10'6" x 6'7")

Bedroom 2

3.33m x 3.29m (10'11" x 10'10")

Bathroom

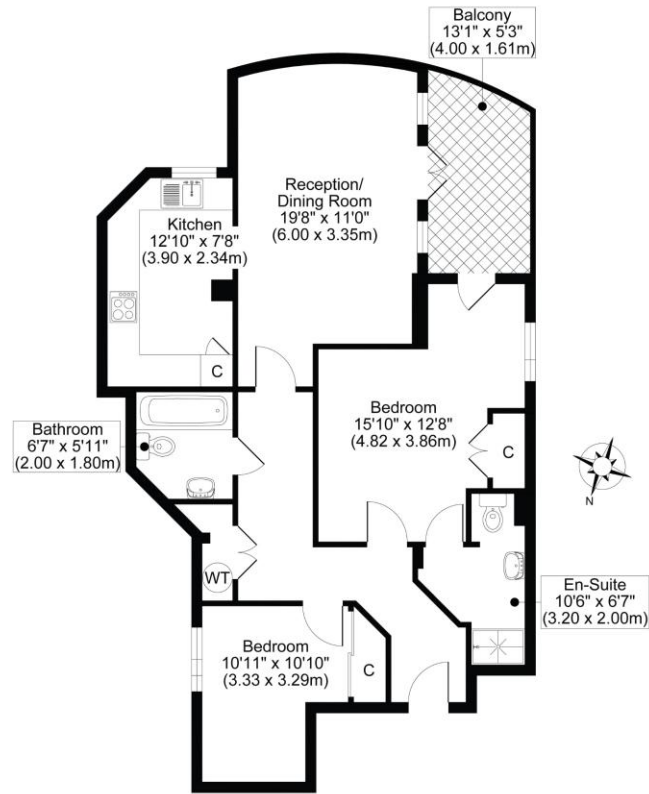
2m x 1.8m (6'7" x 5'11")

Balcony

4m x 1.61m (13'1" x 5'4")

Floorplan

GROSVENOR HOUSE, WEST STREET, SM1
TOTAL APPROX FLOOR PLAN AREA 789 SQ.FT (73 SQ.M)



THIRD FLOOR

Map



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