

Butler's

thoughtful estate agency



Eaton Road
Sutton, SM2 5DN
Offers over £325,000

2 1 1 C

Eaton Road

Sutton, SM2 5DN

A unique two-bedroom ground floor apartment defined by clean lines, balanced proportions, and a modernist aesthetic, located in the highly sought-after South Sutton area.

The property is arranged around a generous 17ft living and dining space, conceived as a contemporary functional environment that opens directly onto a private terrace, perfect for al fresco summer evenings.

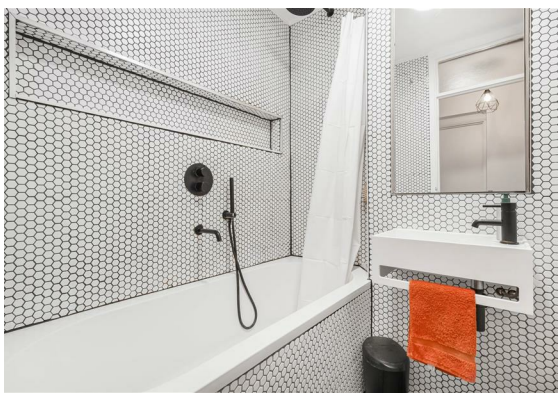
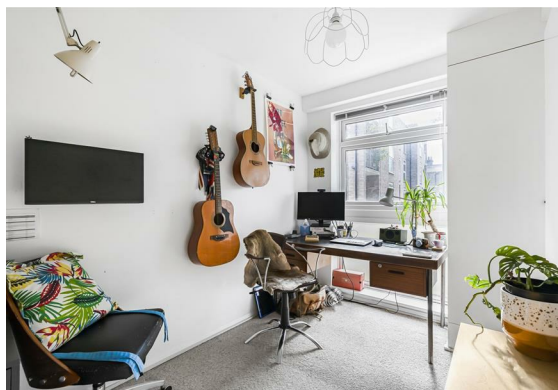
The master bedrooms benefits from integrated built-in wardrobes, maintaining visual simplicity while maximising storage. The second bedroom offers flexibility as a home office, studio, or children's bedroom, adapting effortlessly to modern living requirements.

Additional benefits include a garage en-bloc, modern fittings throughout, a substantial 946-year lease, and low ground rent charges.

Ideally positioned within walking distance of transport links and local amenities, the apartment offers a convenient commute while retaining a calm residential feel. An excellent opportunity for first-time buyers or investors seeking a well-designed home with architectural character. Viewing is highly recommended.

GROUND FLOOR

Hallway





Living/Dining Room
17' x 12'7 (5.18m x 3.84m)

Kitchen
9'9 x 6'1 (2.97m x 1.85m)

Bedroom
12'5 x 10' maximum (3.78m x 3.05m maximum)

Bedroom
12'4 x 7'2 (3.76m x 2.18m)

Bathroom

Separate W/C

OUTSIDE

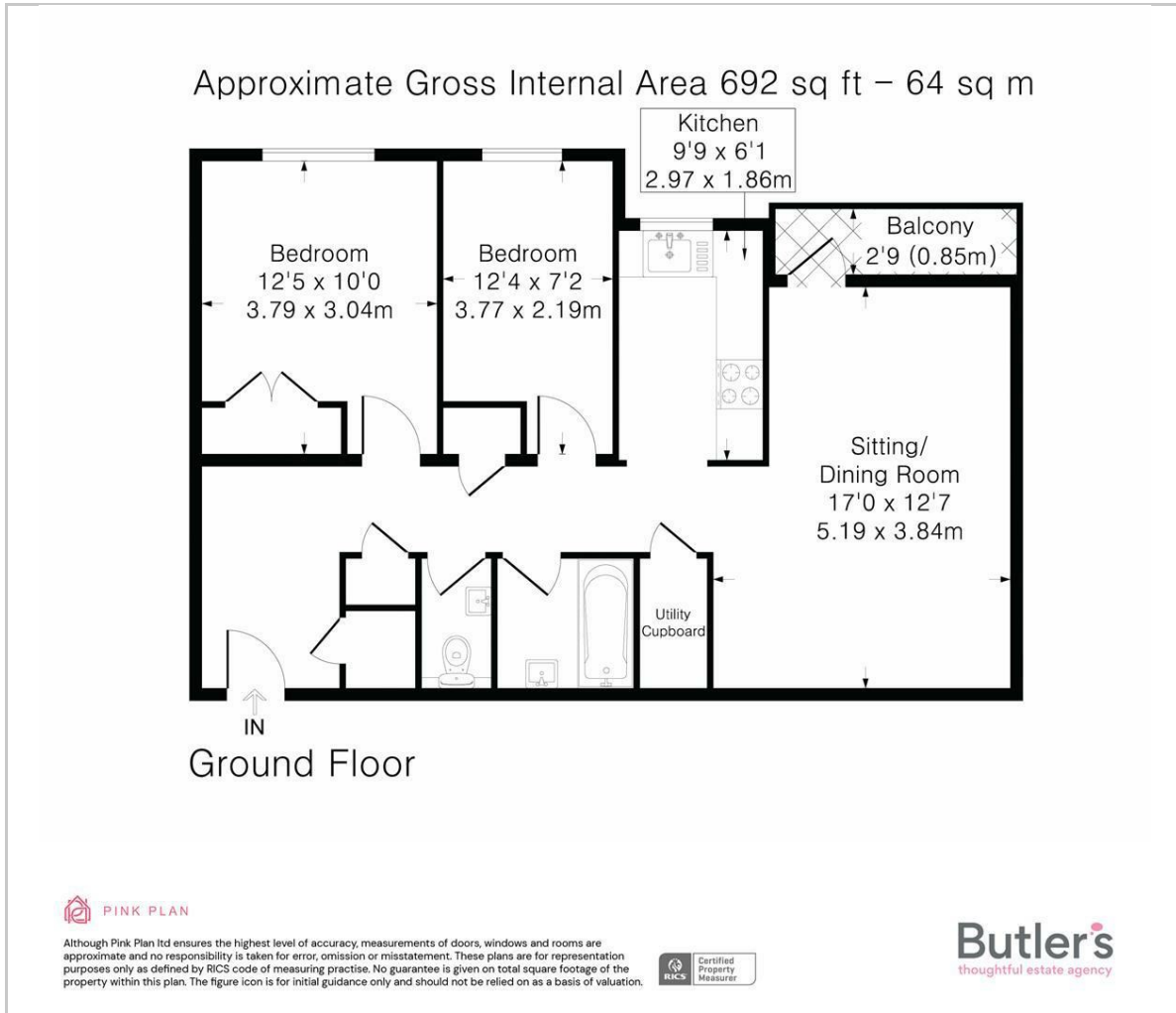
Private Terrace

Garage

Communal Grounds



Floor Plan

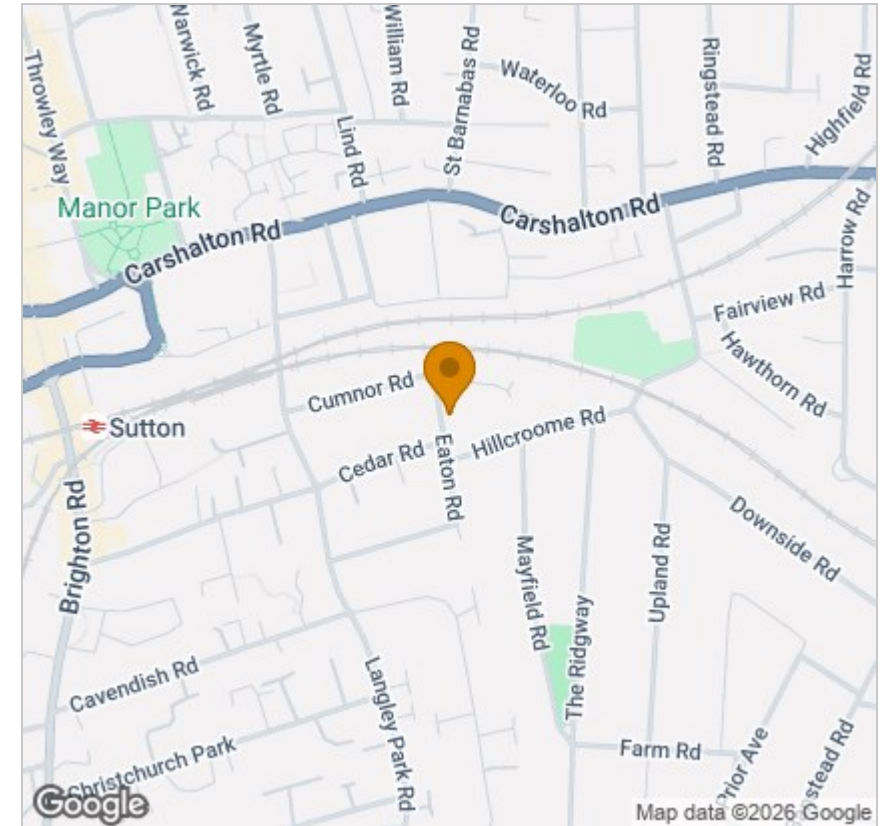


Viewing

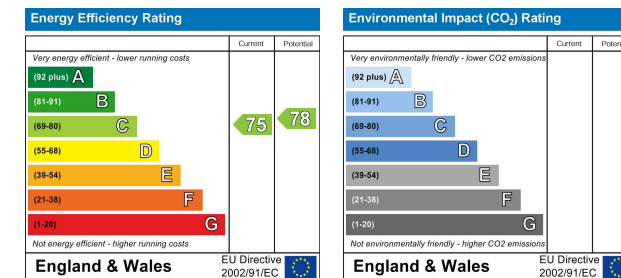
Please contact our Butler's Sutton Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.