



London Road, Sutton, Surrey SM3 9BY  
Offers In The Region Of £230,000 - Leasehold



**WILLIAMS  
HARLOW**



WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT THIS REFURBISHED TWO BEDROOM FLAT TO THE MARKET. Situated on the second floor with southern skyline views of Surrey, the property is in excellent decorative order having recently undergone refurbishment. Consisting of two bedrooms (ONE DOUBLE, ONE SINGLE), a good size reception room, bathroom with separate WC and a family kitchen with private balcony. The property is within walking distance of local shops, bus stops into Sutton centre and the Sainsbury's superstore. NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## ENTRANCE

Secure communal entrance from the pavement

## FRONT DOOR

Second floor and leading into

## HALLWAY

Newly laid carpet providing access to all rooms.....

## RECEPTION ROOM

Good size at the front of the building with double glazed front aspect, feature fireplace and new wood laminate flooring

## BEDROOM 1

Double size carpeted room with double glazed windows and free-standing wardrobes in situ

## BEDROOM 2

Single size bedroom at the front of the apartment with carpet and double glazed window

## KITCHEN

A good size kitchen with brand new appliances, new boiler and with space for table and chairs

## BATHROOM

Shower over bath and hand basin

## SEPARATE WC

WC.

## BALCONY

Accessible from kitchen with skyline southern views

## LEASE

108 years remaining.

## SERVICE CHARGES

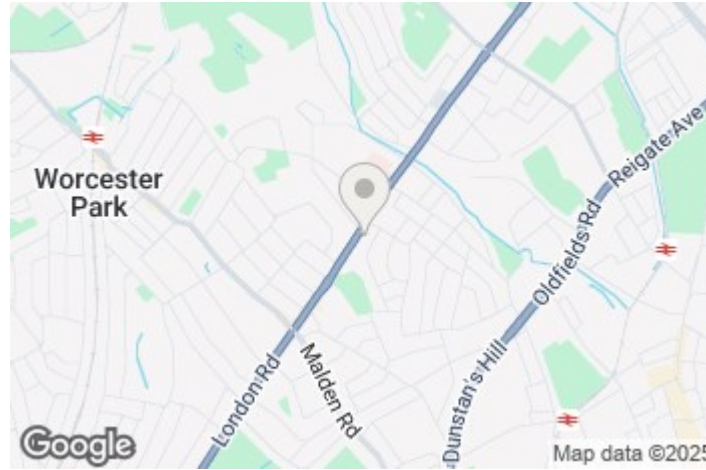
Estimated service charges for year 2025-26 £2879.20

## GROUND RENT

Ground rent fixed at £100pa

## COUNCIL TAX

Council Tax Band C (£1,650.27) 2021 / 22



Cheam Office

Call: 020 8642 5316

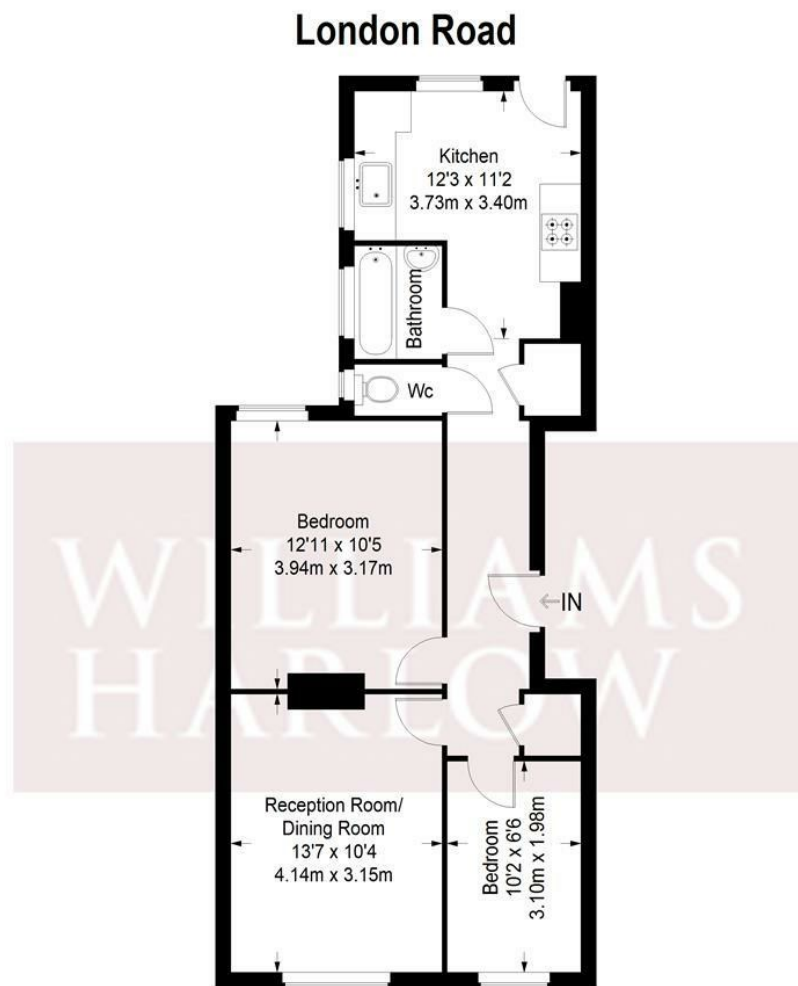
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**Second Floor = 600 sq ft**

Approximate Gross Internal Area  
SECOND FLOOR = 600 sq ft / 55.74 sq m  
Total = 600 sq ft / 55.74 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

