



CLAREMONT
HOUSE
WORCESTER ROAD

47 Worcester Road, Sutton, SM2 6PB
£1,700 PCM -

WILLIAMS
HARLOW





WILLIAMS HARLOW ARE PLEASED TO PRESENT THIS TWO DOUBLE BEDROOM APARMENT TO THE MARKET. Situated on a tree-lined residential road this highly desirable block is located within close proximity to Sutton Centre including the train station which offers excellent train links into Central London. This recently redecorated first floor apartment is offered in excellent condition: a generous size living room, a fitted kitchen kitchen, master double bedroom, a second double bedroom and stylish family bathroom. The property further benefits from gas central heating and an allocated car parking space. Available immediately on an unfurnished basis.

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



BUILDING

A purpose built block on a tree-lined road, located about 10 minutes walk from Sutton centre

ENTRANCE

Security phone entry on the ground floor

Flat entrance is situated on the first floor with a double lock door

HALLWAY

Provides access to all rooms:

BEDROOM ONE

Double size with new carpets and freshly painted walls

BEDROOM TWO

Double size with new carpets and freshly painted walls

RECEPTION ROOM

Good size room overlooking the front landscaped grounds

KITCHEN

Located from the reception room and equipped with fridge-freezer, oven, hob and washer-dryer

BATHROOM

Modern, sleek design with shower over bath, WC, basin and heated towel-rail

OUTSIDE

Landscaped grounds to the front and allocated car parking spaces to the rear

COUNCIL TAX

Council Tax Band D (£2,378.64) 2026 / 27



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office

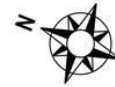
Call: 020 8642 5316

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SM3 8BH

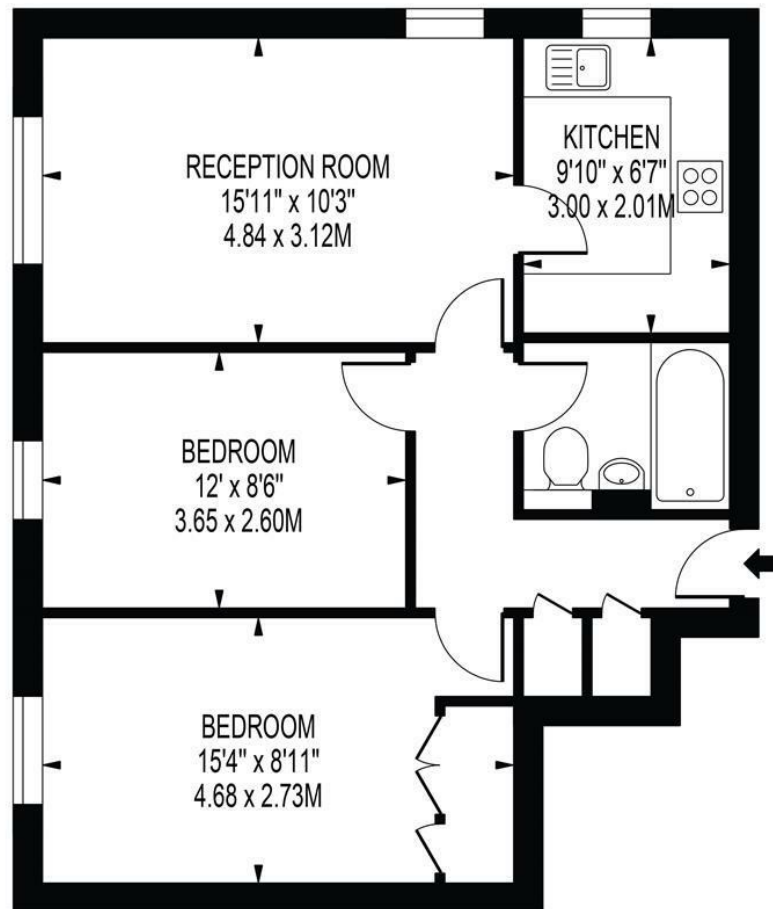
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CLAREMONT HOUSE, WORCESTER ROAD



APPROXIMATE GROSS INTERNAL FLOOR AREA: 595 SQ FT - 55.30 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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