



barnard marcus

Allon Court Eaton Road, Sutton SM2 5DN

welcome to

Allon Court Eaton Road, Sutton

The property features a bright reception room enhanced by floor-to-ceiling windows, creating a generous living and dining area. The modern kitchen benefits from natural light, wood countertops and a practical breakfast area, providing a comfortable everyday space.

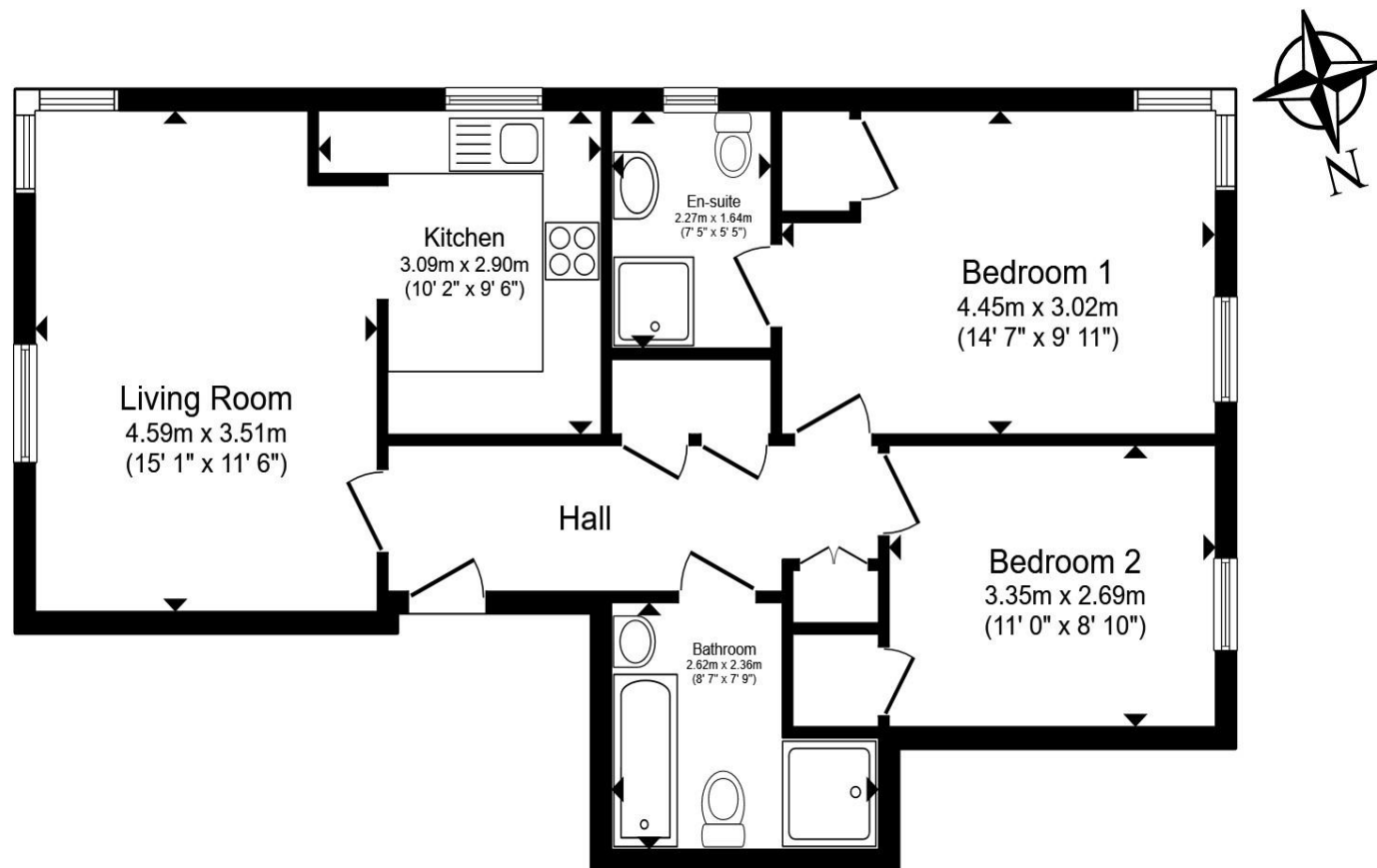
There are two double bedrooms. The principal bedroom includes an en-suite shower room, while the second double bedroom is served by a further contemporary bathroom. Both bathrooms feature showers, with one also benefiting from a heated towel rail and a bath. Additional convenience is provided by on-site parking.

The flat is well placed for Sutton's range of local amenities, including supermarkets, cafés and restaurants on the nearby high street. Green spaces such as Sutton Green and Overton Park offer opportunities for walking and leisure. The area is also known for its choice of nearby schools, making the location practical for buyers looking to settle in the area.

Public transport links are a key advantage. Sutton railway station provides regular services into central London, with typical journey times of around 30-40 minutes to London Victoria and London Bridge, as well as connections towards Epsom and other Surrey destinations. Local bus routes further improve connectivity to neighbouring towns and surrounding residential areas.

Overall, this two-bedroom flat combines modern finishes, practical layout and convenient access to Sutton's transport links, schools, amenities and green spaces.





Floor Plan

Total floor area 67.4 m² (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Allon Court Eaton Road, Sutton

- Bright reception, floor-to-ceiling windows
- Modern kitchen with breakfast area
- Two double bedrooms with storage
- Principal bedroom with en-suite
- Two contemporary bathrooms, rain showers

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT108626



Property Ref:
SUT108626 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk