





EATON ROAD, SUTTON, SM2

£240,000 LEASEHOLD

A SPACIOUS GROUND FLOOR APARTMENT BENEFITTING FROM RESIDENTS PARKING, GARAGE EN BLOC AND REASONABLE SERVICE CHARGE

Winkworth

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AT A GLANCE

- No Onward Chain
- New 143 year Lease – May 2026
- Reasonable Service Charge – Approx. £1,188 / year
- Peppercorn Ground Rent
- No Onward Chain
- 0.5mile to Sutton Station
- Residents Parking Outside Own Garage
- Ground Floor Apartment
- One Bedroom with Fitted Wardrobes
- Entrance Hall with Storage Cupboard
- Spacious Living/Dining Room
- Modern Fitted Kitchen & Bathroom
- South Sutton Location
- Well-Maintained Shared Gardens
- Quiet Location At The Rear
- Easy Reach of Sutton High Street

DESCRIPTION

Situated within a desirable apartment block within easy reach of Sutton train station, this superb ground floor apartment benefits from residents' parking, a garage en bloc and a recently extended lease with approximately 143 years remaining.

The accommodation comprises a spacious entrance hall with storage cupboard, a bright and airy living room with space for a dining table and chairs, a modern fitted kitchen, a well-proportioned double bedroom and a good-sized bathroom. A standout feature is that the bedroom, the living area and kitchen all overlook the rear communal gardens, creating a tranquil and private atmosphere.

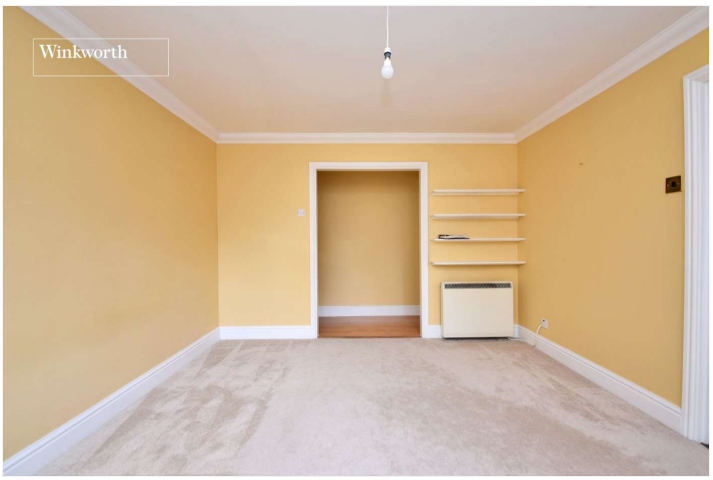
Externally, the well-maintained grounds include a large lawned area together with an extensive frontage and driveway leading to the rear of the development. The property also benefits from a garage en bloc and an allocated parking space directly in front of the garage.

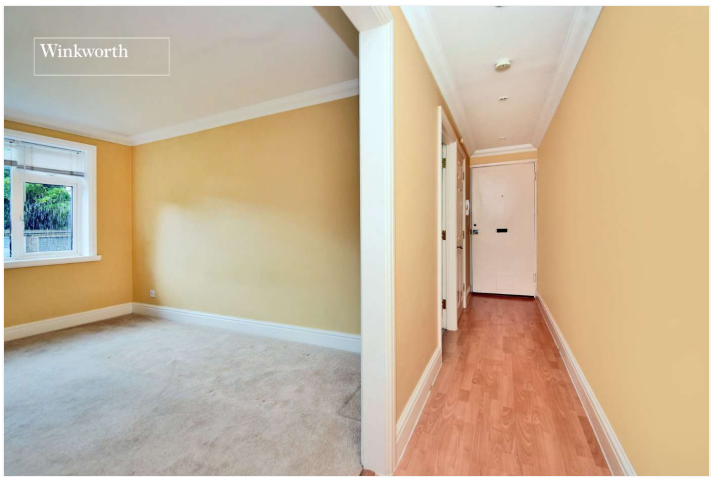
The property is situated on a tree-lined road close to Sutton town centre, offering an excellent selection of shops, restaurants, supermarkets and everyday amenities. Commuters are well served by Sutton railway station, which provides fast and frequent services into Central London, together with a variety of bus routes towards Kingston, Epsom, Morden and Heathrow.

No onward chain.

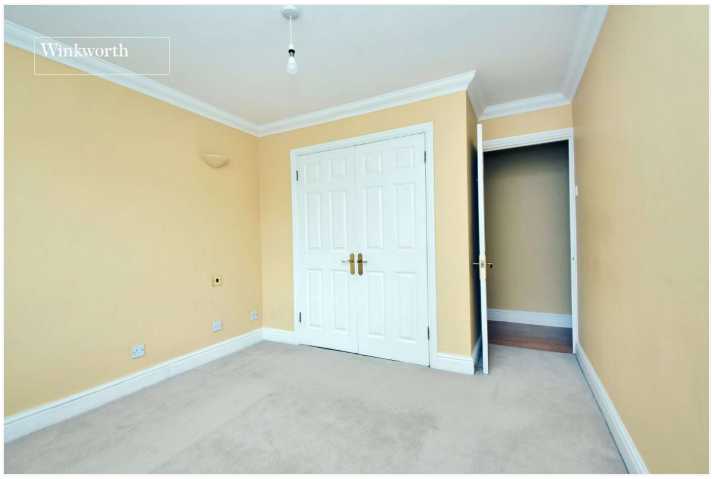
Lease and related information (the vendor has advised the following/please verify and check with your conveyancer:

- Lease extension completed May 2026, approx. 143 years remaining
- Service charge: £99/month (£1,188/year)
- Buildings insurance: £175/year
- Peppercorn ground rent











ACCOMMODATION

Entrance Hall with Storage Cupboard

Living/Dining Room - 12'9" x 11'6" Max (3.89m x 3.5m Max)

Kitchen - 8'10" x 7' Max (2.7m x 2.13m Max)

Bedroom - 12'10" x 9'11" Max (3.9m x 3.02m Max)

Bathroom - 10' x 6'11" Max (3.05m x 2.1m Max)

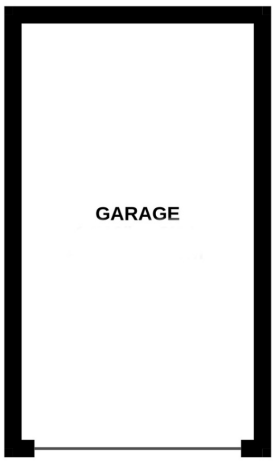
Garage

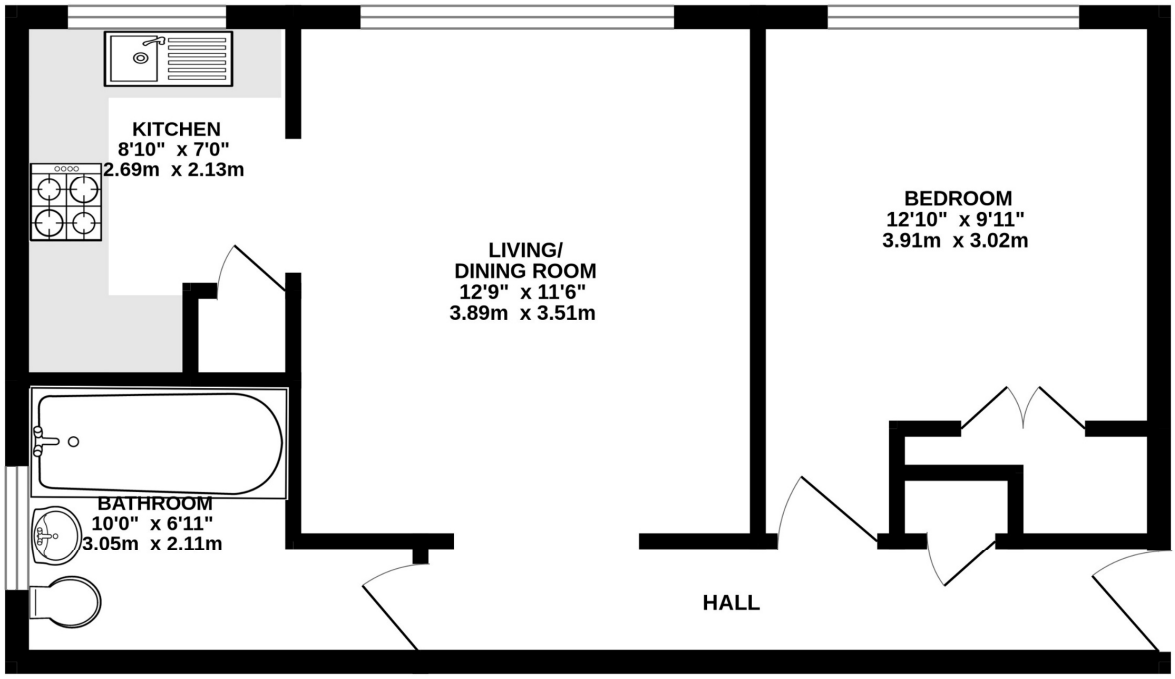
No Onward Chain



Eaton Road, Sutton SM2 5EF

INTERNAL FLOOR AREA
(APPROX.) 460 sq ft/ 42.7 sq m
Excluding Garage



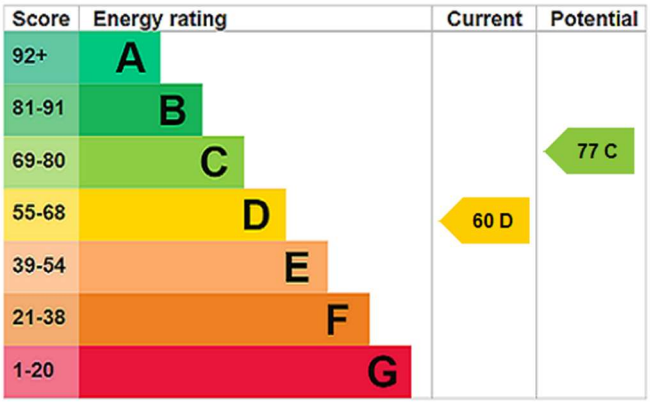


GROUND FLOOR FLAT

Winkworth

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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