





EATON ROAD, SUTTON, SM2

£345,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT WITHIN CLOSE PROXIMITY OF SUTTON MAINLINE TRAIN STATION

Winkworth

Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk



AT A GLANCE

- No Onward Chain
- First Floor
- Approx 0.5mile Walk to Sutton Station
- Spacious Split-Level Apartment
- One Double Bedroom
- Good-Sized Living Room
- Kitchen/Diner
- Modern Bathroom
- Communal Gardens
- Allocated Parking Space

DESCRIPTION

Situated in an attractive, period building, this incredibly spacious split-level apartment offers approx. 660 sq. ft of accommodation, allocated residents parking and is located approx. 0.5mile walk from Sutton train station, which offers fast and frequent services to Central London.

The property benefits from beautiful attributes throughout including a feature fireplace, high ceilings and large bay windows. The accommodation comprises a spacious entrance hall leading to the modern family bathroom, a well-proportioned kitchen/dining room, a vast living room with space for dining table and chairs and a good-sized bedroom with built in wardrobes.

Externally, there are well-maintained communal gardens and an allocated residents parking space.

Locally, Sutton town centre is within easy reach and provides an array of amenities including shops, restaurants, cafes and a variety of supermarkets. Commuters will benefit from Sutton train station plus numerous bus routes towards Kingston, Sutton and Heathrow.

No onward chain.

Lease and related information:

The vendor has advised the lease has approx. 142 years remaining, the service charge is approx. £1200 per annum, and the ground rent is approx. 120 per annum. Please verify/check with your conveyancer.











ACCOMMODATION

Entrance Hall

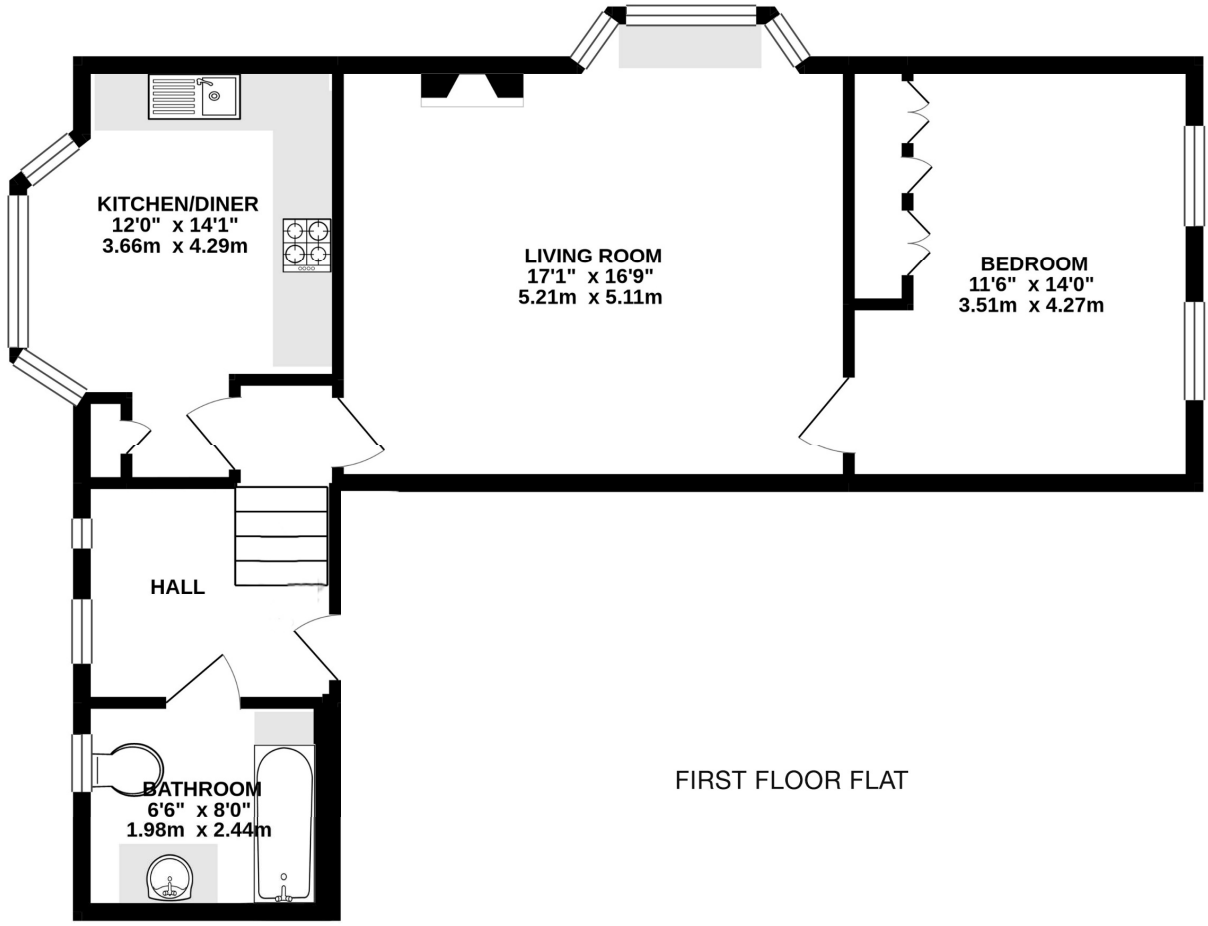
Living Room - 17'1" x 16'9" max (5.2m x 5.1m max)

Kitchen/Diner - 12' x 14'1" max (3.66m x 4.3m max)

Bedroom - 11'6" x 14' max (3.5m x 4.27m max)

Bathroom - 6'6" x 8' max (1.98m x 2.44m max)





FIRST FLOOR FLAT

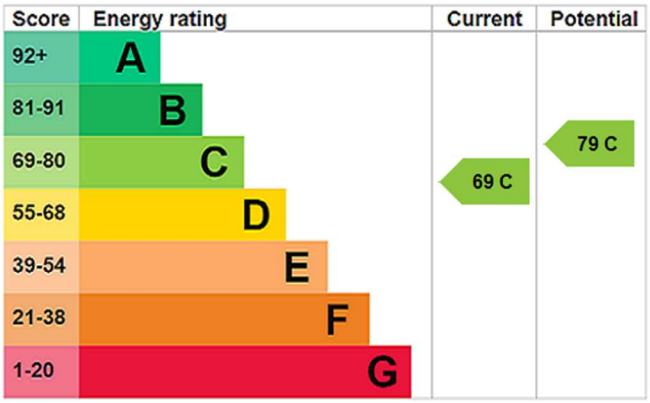
Eaton Road, Sutton SM2 5EA

INTERNAL FLOOR AREA (APPROX.) 660 sq ft/ 61.3 sq m

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.

Winkworth

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.



Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.