

ROBIN HOOD LANE, SUTTON, SM1
£225,000 LEASEHOLD

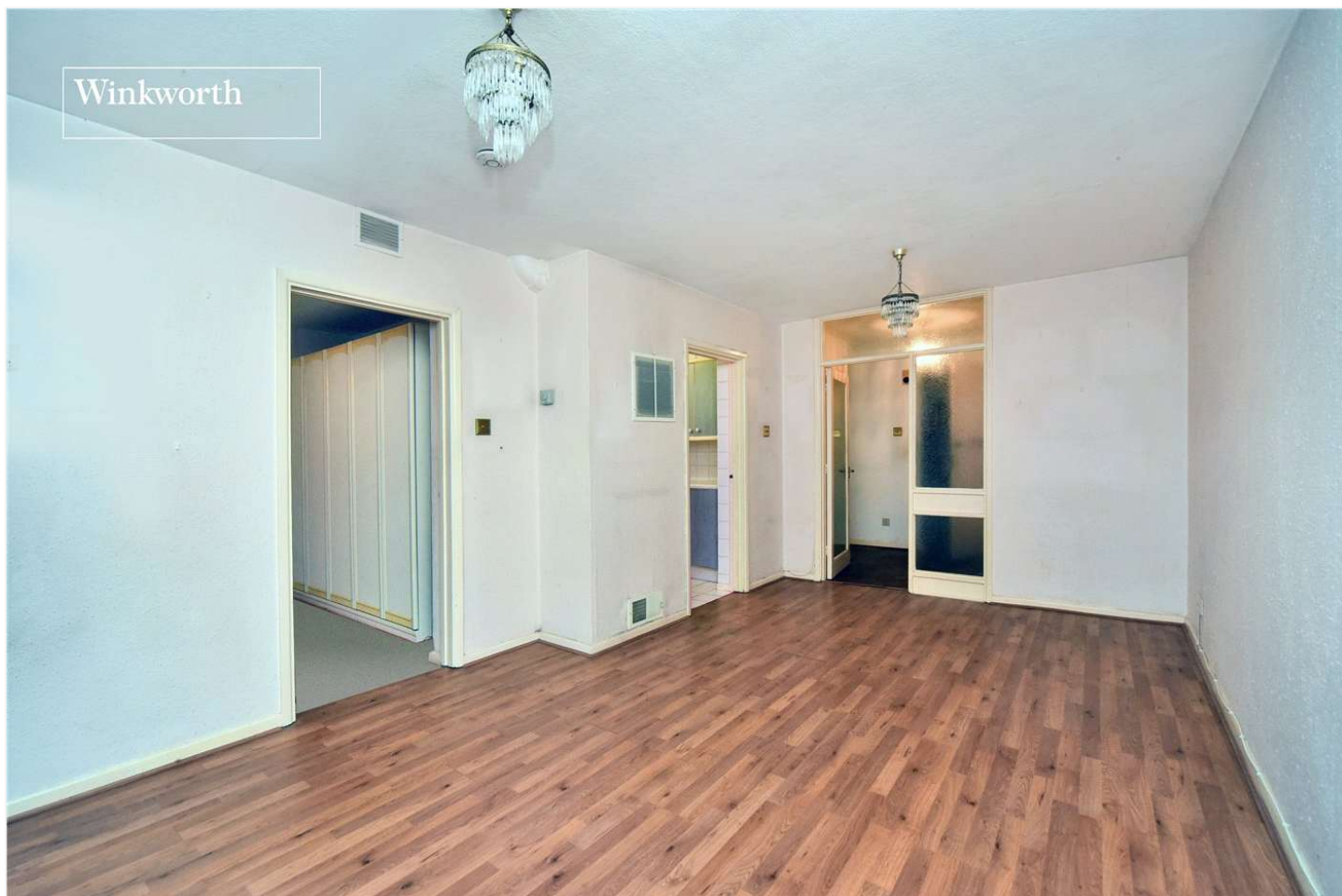
**A ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT
LOCATED WITHIN REACH OF SUTTON TOWN CENTRE**

Winkworth

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See things differently



AT A GLANCE

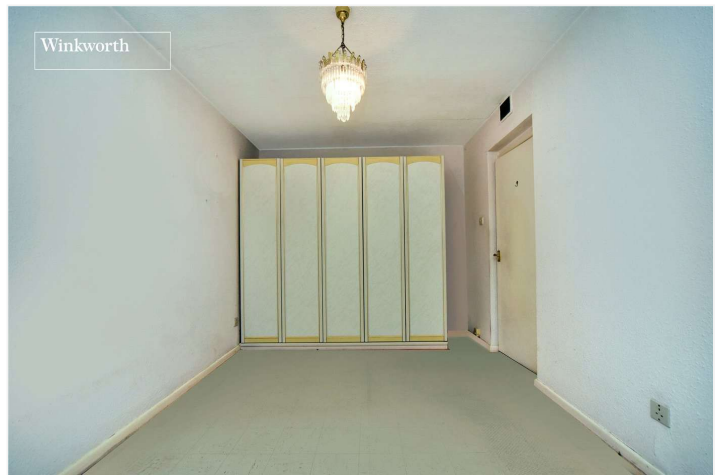
- No Onward Chain
- Ground Floor
- One Double Bedroom
- Spacious Living/Dining Room
- Separate Kitchen
- Tiled Bathroom
- Shared Residents Parking (first come basis)
- Easy Reach of Sutton High Street

DESCRIPTION

A one double bedroom apartment set on the ground floor of a purpose built block located within easy reach of Sutton high street and Sutton mainline station providing fast and frequent rail links into central London plus Thameslink services. Commuters also have the choice of trains from West Sutton station and bus routes towards Croydon, Kingston and Heathrow.

The accommodation includes an entrance hall with storage cupboards, double bedroom with fitted wardrobes, separate kitchen with space for a tall fridge/freezer and a good sized bathroom. Residents parking is available on a 'first come, first served' basis.

We are informed by the seller that the ground rent is £250 per annum and the service charge is £864.96 per annum (not including buildings insurance premium which was paid in August 2025 at £413.04). The lease expires in 2114. Please verify this information with your conveyancer.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 18'8" x 11' max (5.7m x 3.35m max)

Kitchen - 10'8" x 7'4" max (3.25m x 2.24m max)

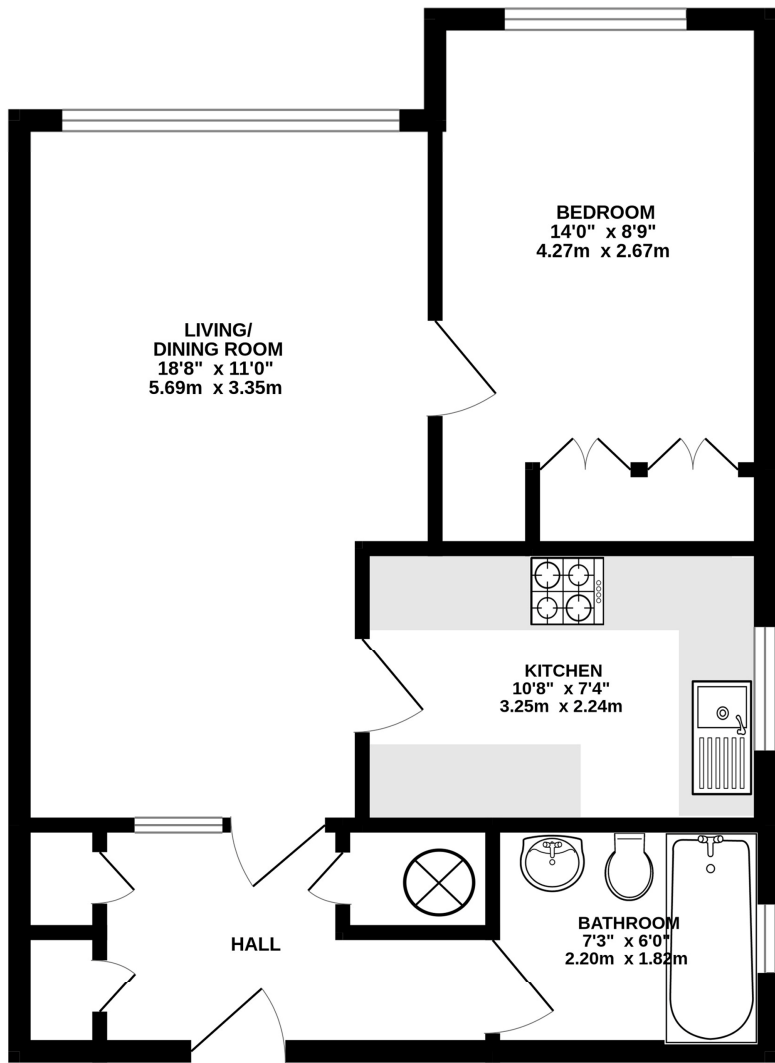
Bedroom - 14' x 8'9" max (4.27m x 2.67m max)

Bathroom - 7'3" x 6' max (2.2m x 1.83m max)



Robin Hood Lane, Sutton SM1 2SE

INTERNAL FLOOR AREA (APPROX.) 520 sq ft/ 48.3 sq m



GROUND FLOOR FLAT

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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.
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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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