

**VICTORIA COURT, 31 MULGRAVE ROAD, SUTTON, SM2**  
**£389,000 LEASEHOLD**

**A LOVELY TWO DOUBLE BEDROOM, TWO BATHROOM  
 APARTMENT SITUATED IN A HIGHLY DESIRABLE CONTEMPORARY  
 BLOCK SET CLOSE TO SUTTON TRAIN STATION**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

See things differently





## AT A GLANCE

- No Onward Chain
- Highly Desirable Block
- Two Double Bedrooms
- Spacious Living Room/Dining Room
- Large Southerly Aspect Balcony
- Modern Fitted Kitchen
- Family Bathroom
- Ensuite Shower Room
- Elevator Served
- Well-Kept Shared Gardens
- Residential Parking
- Visitors Parking Bay
- Long Lease

## DESCRIPTION

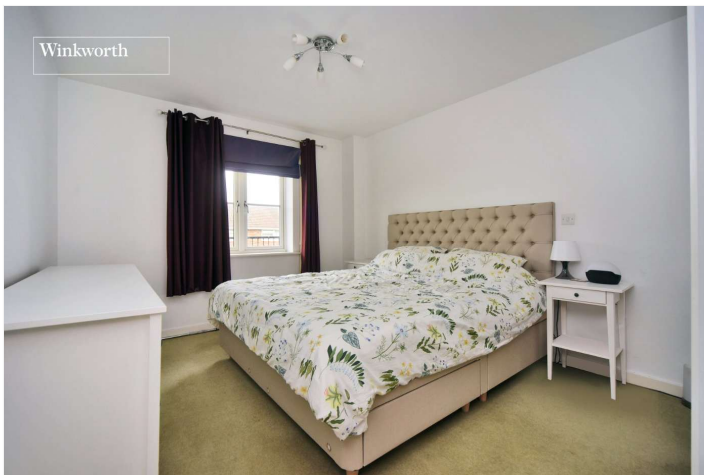
Situated in a prestigious block constructed in 2008, this fantastic apartment is ideally located close to Sutton train station, and benefits from a long lease, allocated parking and a Southerly aspect private balcony.

The accommodation is set over approximately 690 sq. ft and comprises a spacious entrance hall with two storage cupboards, a well-proportioned principal bedroom with en-suite shower room/WC, a further double bedroom, a family bathroom, a good-sized kitchen and a vast living room with space for dining table and chairs and which leads to the large private balcony.

Other benefits include lift access, an allocated parking space, a secure entry phone system, a new boiler (2025) and well-maintained shared gardens.

Locally, Sutton town centre and Cheam Village, offer an array of shops, cafés, restaurants and amenities. Commuters requiring quick and easy access to Central London will have the choice of Sutton train station, Cheam train station and a variety of bus routes towards Kingston, Epsom and Heathrow. Families seeking well-regarded schools will have the choice of primary and secondary schools as well as Grammar schools in the borough.

No Onward Chain.



## ACCOMMODATION

### Entrance Hall

**Kitchen** - 13' x 7'10" max (3.96m x 2.4m max)

**Living/Dining Room** - 13' x 11'3" max (3.96m x 3.43m max)

**Bedroom** - 19'7" x 10' max (5.97m x 3.05m max)

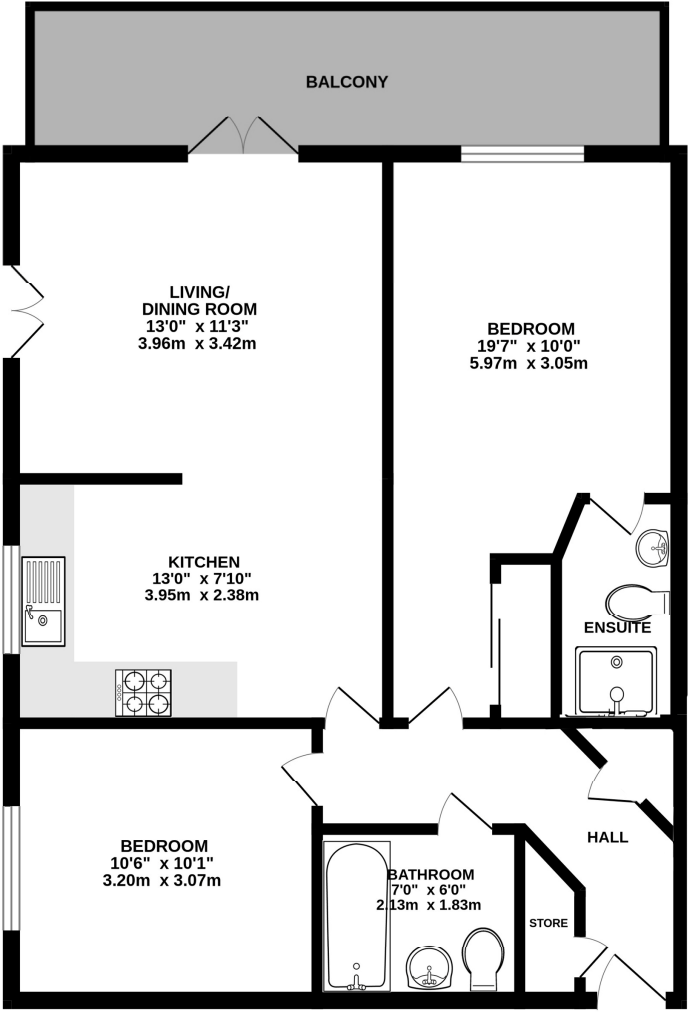
### En-Suite Shower/WC

**Bedroom** - 10'6" x 10'1" max (3.2m x 3.07m max)

**Bathroom** - 7' x 6' max (2.13m x 1.83m max)



Victoria Court, Mulgrave Road, Sutton SM2 6LJ  
INTERNAL FLOOR AREA (APPROX.) 690 sq ft/ 64.0 sq m



SECOND FLOOR FLAT



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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

