

**OVERTON ROAD, SUTTON, SM2**  
**£325,000 SHARE OF FREEHOLD**

**A SUPERB TWO BEDROOM APARTMENT FEATURING SPACIOUS ROOM SIZES AND A PRIVATE BALCONY SITUATED CLOSE TO CHEAM VILLAGE AND SUTTON TOWN CENTRE**

**Winkworth**

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## AT A GLANCE

- Second Floor Apartment
- No Onward Chain
- Spacious Living/Dining Room with Balcony
- Two Double Bedrooms
- Separate Fitted Kitchen
- Bathroom with Separate WC
- Well-Kept Shared Gardens
- Easy Reach of Harris Academy & Avenue Primary
- Train Services into London
- Council Tax Band C
- EPC Rating E

## DESCRIPTION

Situated in a quiet tree lined road, close to Overton Park, this superb spacious apartment features well-proportioned room sizes throughout and a private balcony.

The property is within easy reach of Cheam Village and Sutton town centre, both offering an array of shops, restaurants and amenities. Commuters seeking fast and frequent services into Central London will have the benefit of Cheam train station, Sutton train station and a variety of bus routes to surrounding areas. Families will have the choice of several well-regarded schools close by including Avenue Primary, Harris Academy, Sutton High School and Nonsuch High School for Girls.

The accommodation comprises an entrance hall with four storage cupboards, a large living room/dining room with direct access to the private balcony, two good-sized double bedrooms, a lovely kitchen overlooking the shared gardens and a family bathroom with separate WC.

Other benefits include being share of the freehold with an associated lease of 900+ years, a secure entry phone system and well-maintained shared gardens.

No onward chain.



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## ACCOMMODATION

**Entrance Hall**

**Living/Dining Room - 16'2" x 12'5" max (4.93m x 3.78m max)**

**Kitchen - 11'5" x 7'5" max (3.48m x 2.26m max)**

**Bedroom - 14' x 12' max (4.27m x 3.66m max)**

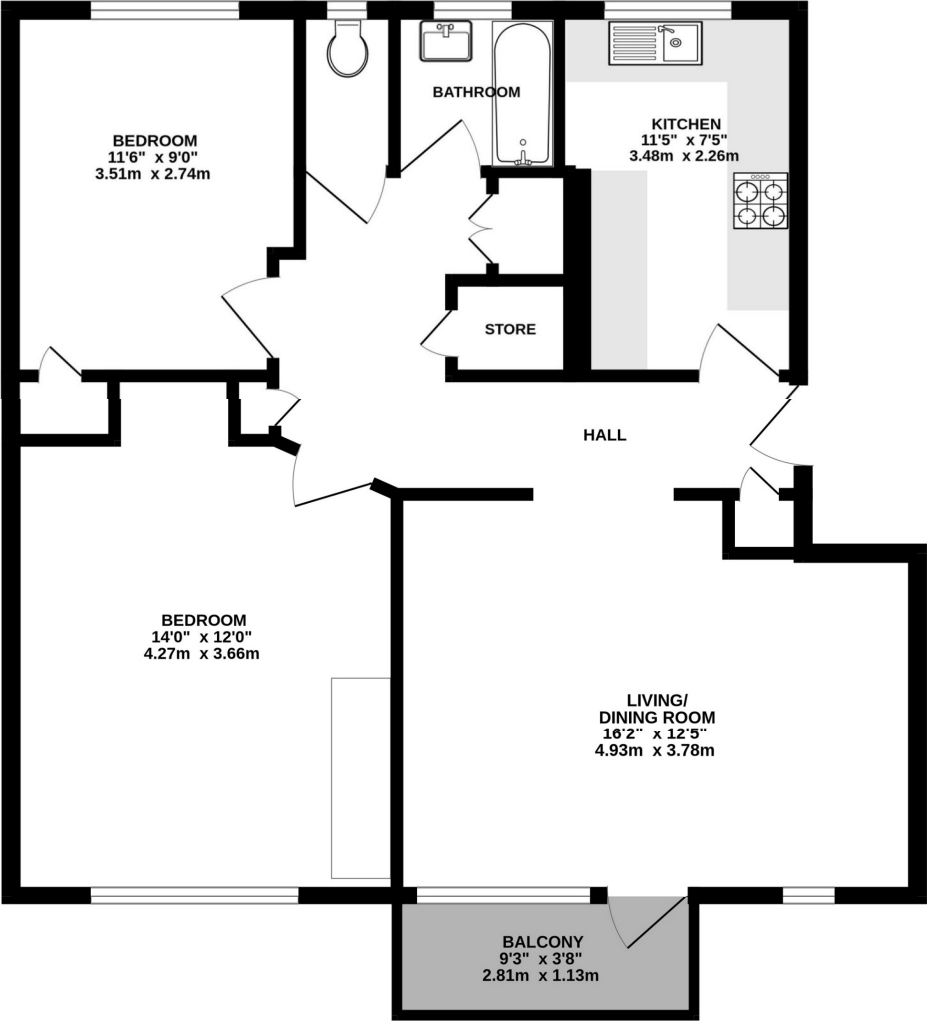
**Bedroom - 11'6" x 9' max (3.5m x 2.74m max)**

**Bathroom**

**Separate WC**

**Private Balcony**





SECOND FLOOR FLAT

Overton Road, Sutton SM2 6SS

INTERNAL FLOOR AREA (APPROX.) 716 sq ft / 66.5 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 © 2025.

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		
55-68	D		56 D
39-54	E	43 E	
21-38	F		
1-20	G		

