

Winkworth



OVERTON ROAD, SUTTON, SM2
£365,000 LEASEHOLD

A SUPERB GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD AND ALLOCATED RESIDENTS PARKING SITUATED IN A DESIRABLE CONTEMPORARY BLOCK

Winkworth

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See things differently



Winkworth

AT A GLANCE

- Sought-After Block of Apartments
- Constructed in Circa 2007
- Ground Floor Flat
- Direct Access to Private Courtyard
- Two Double Bedrooms
- Modern Fitted Kitchen/Dining Room
- Attractive Turret Style Living Room
- Family Bathroom Plus En-Suite
- Gated Resident's Parking
- Visitors Parking
- Well-Maintained Shared Gardens

DESCRIPTION

Situated in a highly desirable block of apartments, constructed in 2007, this wonderful ground floor apartment features direct access to a private courtyard area overlooking the shared gardens, contemporary styling and décor throughout and secure parking via gated entrance.

The property is located approx. 0.6mile from both Cheam train station and Sutton train station, both providing fast and frequent services to London Victoria and London Bridge. Cheam Village offers an array of shops, restaurants and cafes, whilst Sutton town centre offers a wider selection of retail shops and supermarkets.

The accommodation comprises spacious entrance hall with walk-in storage, a beautifully presented modern fitted kitchen with space for dining table and chairs and direct access to the private courtyard area, an attractive living room with feature turret style bay, two double bedrooms, an en-suite shower room and a family bathroom.

Other benefits include resident's parking, visitors parking and meticulously maintained shared gardens surrounding the building.

Vendor suited.

The vendor has confirmed the lease has approximately 106 years remaining, the service charge is approx. £1570 per annum including buildings insurance and ground rent payable at £235 per annum. These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

Kitchen/Dining Room - 15'8" x 14'7" max (4.78m x 4.45m max)

Living Room - 11' x 11' max (3.35m x 3.35m max)

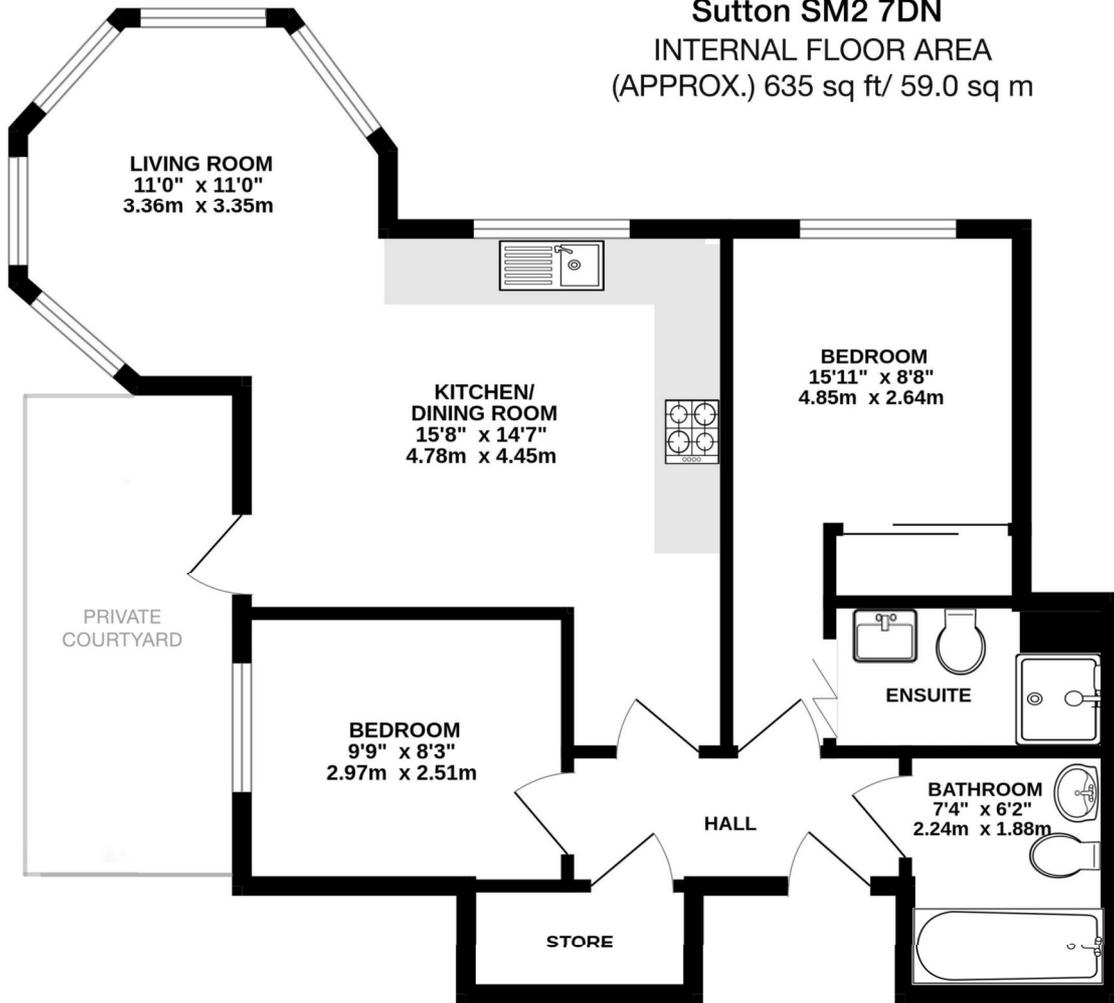
Bedroom - 15'11" x 8'8" max (4.85m x 2.64m max)

En-Suite Shower/WC

Bathroom - 7'4" x 6'2" max (2.24m x 1.88m max)

Private Courtyard

Overton Road,
Sutton SM2 7DN
INTERNAL FLOOR AREA
(APPROX.) 635 sq ft/ 59.0 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. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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