



BRUNSWICK ROAD, SUTTON, SM1
£266,000 LEASEHOLD

**A SPACIOUS GROUND FLOOR APARTMENT SITUATED
 CLOSE TO SUTTON TOWN CENTRE FEATURING TWO
 DOUBLE BEDROOMS AND A GARAGE EN BLOC**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- No Onward Chain
- Ground Floor
- 2 Double Bedrooms
- Spacious Living/Dining Room
- Separate Kitchen
- Bathroom
- Garage En Bloc
- Resident's Parking
- Close to Three Train Stations
- Three Storage Cupboards
- Fitted Wardrobe
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This spacious two double bedroom, ground floor apartment benefits from a garage en bloc, well-proportioned room sizes and an ideal location within easy reach of three train stations; Sutton Common, West Sutton and Sutton, all of which provide fast and frequent services into Central London.

The nearby Sutton town centre provides a wide range of amenities including shops, bars, cafés, restaurants, supermarkets and a variety of bus routes towards Morden, Epsom and Kingston. Numerous well-regarded schools are close by including All Saints Benhilton CofE Primary School, Manor Park Primary Academy and Sutton Grammar School.

The accommodation comprises an entrance hall with several useful storage cupboards, two well-proportioned double bedrooms, a large living room with plenty of space for dining table and chairs, a good-sized kitchen and the family bathroom. A particular feature to note is the main receptions and bedrooms benefit from lots of natural light from outlook over the well-kept shared gardens.

Other benefits include a garage en bloc and a secure entry phone system.

No onward chain.



Winkworth



Winkworth



Winkworth



Winkworth



Winkworth

ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'2" x 11'1" max (4.93m x 3.38m max)

Kitchen - 11'2" x 7'2" max (3.4m x 2.18m max)

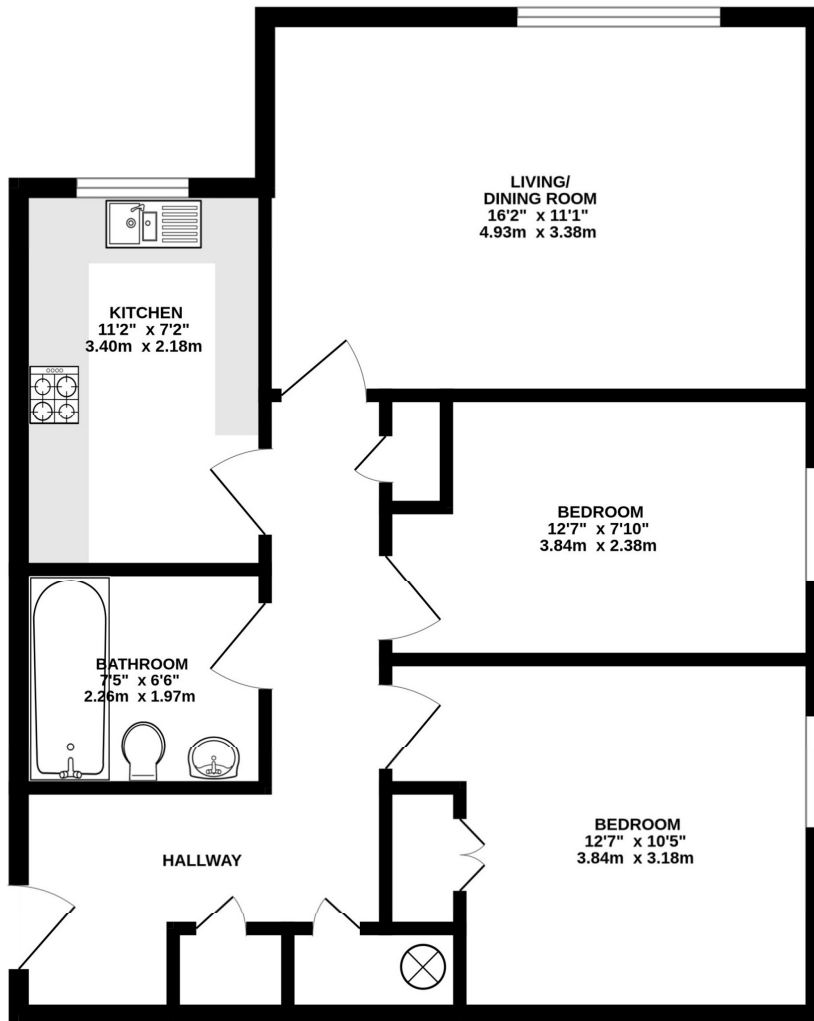
Bedroom - 12'7" x 10'5" max (3.84m x 3.18m max)

Bedroom - 12'7" x 7'10" max (3.84m x 2.4m max)

Bathroom - 7'5" x 6'6" max (2.26m x 1.98m max)



Winkworth



GROUND FLOOR FLAT

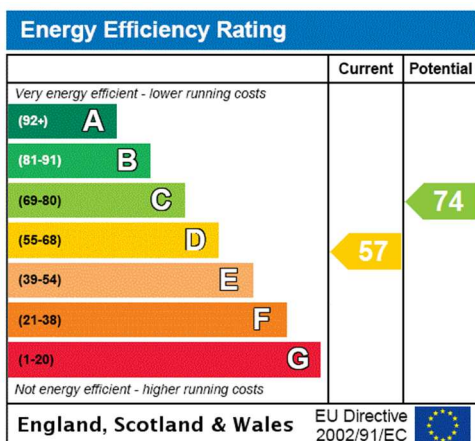
Brunswick Road, Sutton SM1 4EH

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

Winkworth

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.



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.