



OVERTON ROAD, SUTTON, SM2
£350,000 LEASEHOLD

A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH OVER 950 YEAR LEASE

Winkworth

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AT A GLANCE

- 936 Year Lease
- Ground Floor Apartment
- 2 Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Bathroom with Shower over Bath
- Separate WC
- Garage en-bloc
- Easy Reach of Harris Academy & Avenue Primary
- Train Services into London
- Council Tax Band C
- EPC Rating C

DESCRIPTION

A spacious two double bedroom ground floor apartment located within easy reach of Sutton town centre and Cheam Village, both offering fast and frequent train services into central London. The area is sought after for its well-regarded education which includes Harris Academy, Avenue Primary, Sutton Grammar and Nonsuch High School for Girls.

The accommodation is set within a purpose built block and comprises a spacious reception room with an attractive square bay window, a separate kitchen with modern fitted units, two well-proportioned double bedrooms and a family bathroom with separate WC. Both bedrooms have fitted wardrobe space, whilst the entrance hall provides two large cupboards for storage.

Externally, the purpose built block is surrounded by shared areas of lawn and the garage is nearby en-bloc.

As mentioned, education in the area is highly regarded with the borough offering several excellent grammar schools plus good state schools. Commuters are well catered for with train services available at Cheam, Belmont and Sutton with the latter also providing Thameslink. The A217 is easily reached and offers commuters easy access to the M25. Both Sutton and Cheam Village offer a wide choice of shops, restaurants and recreational facilities including tennis clubs, leisure centres and parkland at nearby Overton Park where Bumpsa Daisies Nursery is located.

Lease and other related information:

The lease has approximately 936 years remaining. The service charge is approximately £1800 per annum and the ground rent is £120 per annum. Please verify/check the above with your conveyancer.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'2" x 13'2"6'7"ax (4.93m x 4.01m2max)

Kitchen - 11'4" x 7'2" max (3.45m x 2.18m max)

Bedroom - 14'2" x 11'7" max (4.32m x 3.53m max)

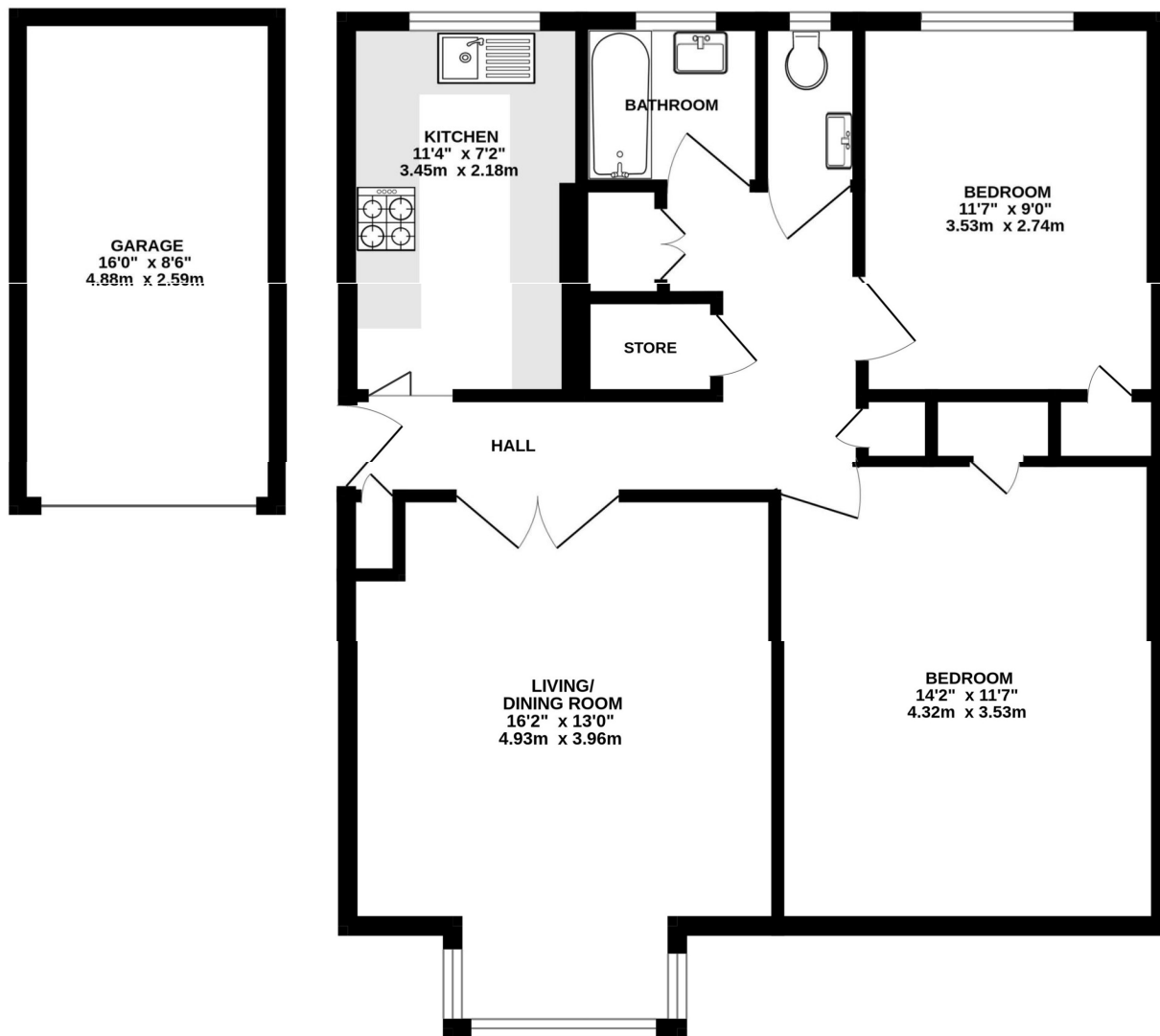
Bedroom - 11'7" x 9' max (3.53m x 2.74m max)

Bathroom

Separate WC

Garage - 16' x 8'6" max (4.88m x 2.6mmax)





GROUND FLOOR FLAT

Overton Road, Sutton SM2 6SS
INTERNAL FLOOR AREA (APPROX.) 704 sq ft/ 65.4 sq m
Excluding Garage

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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 © 2025.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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