



THIS IS A NO CHAIN PROPERTY* TWO DOUBLE BEDROOMS * TWO BATHROOMS*

Grove Road, Sutton, SM1 2AB, £390,000 Leasehold (109 years remaining)

BURN – AND – WARNE

Burn & Warne Estate Agents
Bank House 3 Sutton Court Road
Sutton Surrey SM1 4SY
020 8642 1234 sales@burnandwarne.co.uk
burnandwarne.co.uk

About this property

THIS IS A NO CHAIN PROPERTY* TWO DOUBLE BEDROOMS * TWO BATHROOMS* BEAUTIFULLY PRESENTED* EXCELLENT LOCATION FOR SCHOOLS AND TRANSPORT LINKS* SUTTON HIGHT STREET ON YOUR DOORSTEP* SECURITY GATED PARKING*LEASE 108 YRS* EPC B*

If you're searching for a larger-than-average two double bedroom apartment in a prime central location, your search ends here. This exceptional first-floor apartment offers an impressive 957 sq ft of beautifully presented accommodation, combining generous living space with modern finishes throughout.

The heart of the home is the stunning open-plan living, dining and kitchen area, The contemporary kitchen features a stylish breakfast bar and ample storage. There are two spacious double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, while a sleek family bathroom serves the rest of the apartment. Externally, the property enjoys the added benefits of a secure gated allocated parking space and access to well-maintained communal gardens.

The location is equally impressive. Families will appreciate the excellent choice of highly regarded schools nearby, including primary, junior, secondary, grammar and independent schools, all within easy reach. For commuters, Sutton Mainline Station is just moments away, offering excellent rail connections into Central London, the city and the Southeast. A variety of local bus routes are also available on your doorstep. Sutton High Street is only a short stroll away, providing an excellent selection of shops, **cafés, bars and restaurants.**

Nearest Schools

- Grove Road School (Independent) – 0.1 miles
- Sutton High School GDST (Independent) – 0.1 miles
- Robin Hood Junior School – 0.4 miles
- Sutton Grammar School – 0.4 miles

Nearest Stations

- Sutton (Surrey) – 0.1 miles
- West Sutton – 0.7 miles
- Cheam – 1.0 mile
- Local Bus routes
- SL7 West Croydon-Heathrow
- 213 Sutton - Kingston
- And So Much More

EPC Rating B

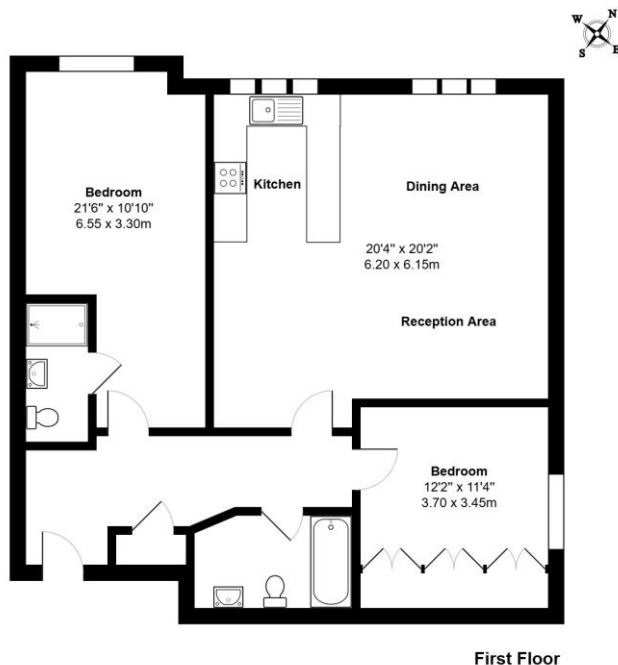
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Burn And Warne Office.

Telephone: 020 8642 1234.







Westgrove Court, Grove Rd, Sutton SM1
Approx. Gross Internal Area 936sq ft / 89.5sq meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, mis-statement or use of data shown.
Plan produced by AR Net Media - www.armedia.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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