

HARROW LODGE

28 EATON ROAD, SOUTH SUTTON
SM2 5EE

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*Building Inspiring And Sustainable
Living Spaces.*

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RAOCON

Located in South Sutton, this popular area offers a peaceful, green environment with great connectivity. It's close to Sutton town centre for shopping, dining, and daily needs, and near Nonsuch Park for outdoor relaxation. With direct train links to Central London and excellent schools nearby, it's an ideal place for families and professionals.

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Images shown are for visualisation purposes only and may differ from the finished development.

HARROW LODGE

□ RAOCON

RAOCON is a bespoke local developer, pleased to present Harrow Lodge, an exclusive development delivering 10 thoughtfully designed new apartments across the third and fourth floors of an established residential building in a well-connected South Sutton location.

The development comprises two spacious two-bedroom apartments and eight well-proportioned one-bedroom homes, carefully arranged to maximise comfort, light, and practicality for modern living. Each sale apartment features premium shaker-style kitchens with quartz worktops, Siemens integrated appliances, alongside high-quality contemporary bathrooms and refined finishes throughout.

Ideally positioned within easy reach of Sutton railway station (approximately 6 minutes' walk) and Sutton town centre (approximately 8–10 minutes' walk), Harrow Lodge offers a stylish and convenient living environment in a sought-after residential setting.



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FOREVER ELEGANT

□ RAOCON

Designed with liveability at its core, every detail reflects a seamless blend of form and function—creating spaces that feel familiar, balanced, and effortlessly refined.

3rd FLOOR

1 BEDROOM 2 PERSON

2 BEDROOM 3 PERSON

FLAT 19 | 1B2P | 43.3m²

FLAT 20 | 1B2P | 42.17m²

FLAT 21 | 2B2P | 61m²

FLAT 22 | 2B2P | 65m²

FLAT 23 | 1B2P | 42.42m²

FLAT 24 | 1B2P | 42.17m²

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4th FLOOR

1 BEDROOM 2 PERSON

FLAT 25 | 1B2P | 53.41m²

FLAT 26 | 1B2P | 59.24m²

FLAT 27 | 1B2P | 55.81m²

FLAT 28 | 1B2P | 65.18m²

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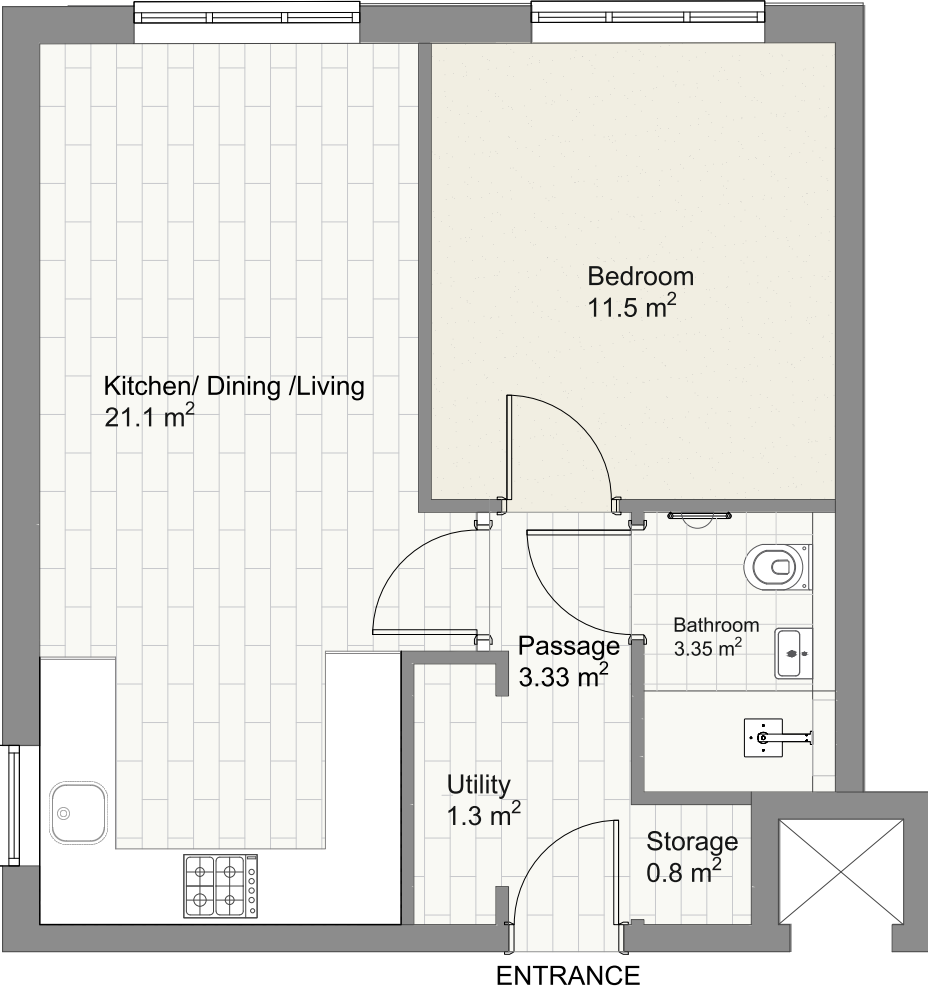


FLAT 24 | KITCHEN

Siemens integrated appliances • Premium quartz worktops
Shaker-style door panels

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A SPACE FOREVER

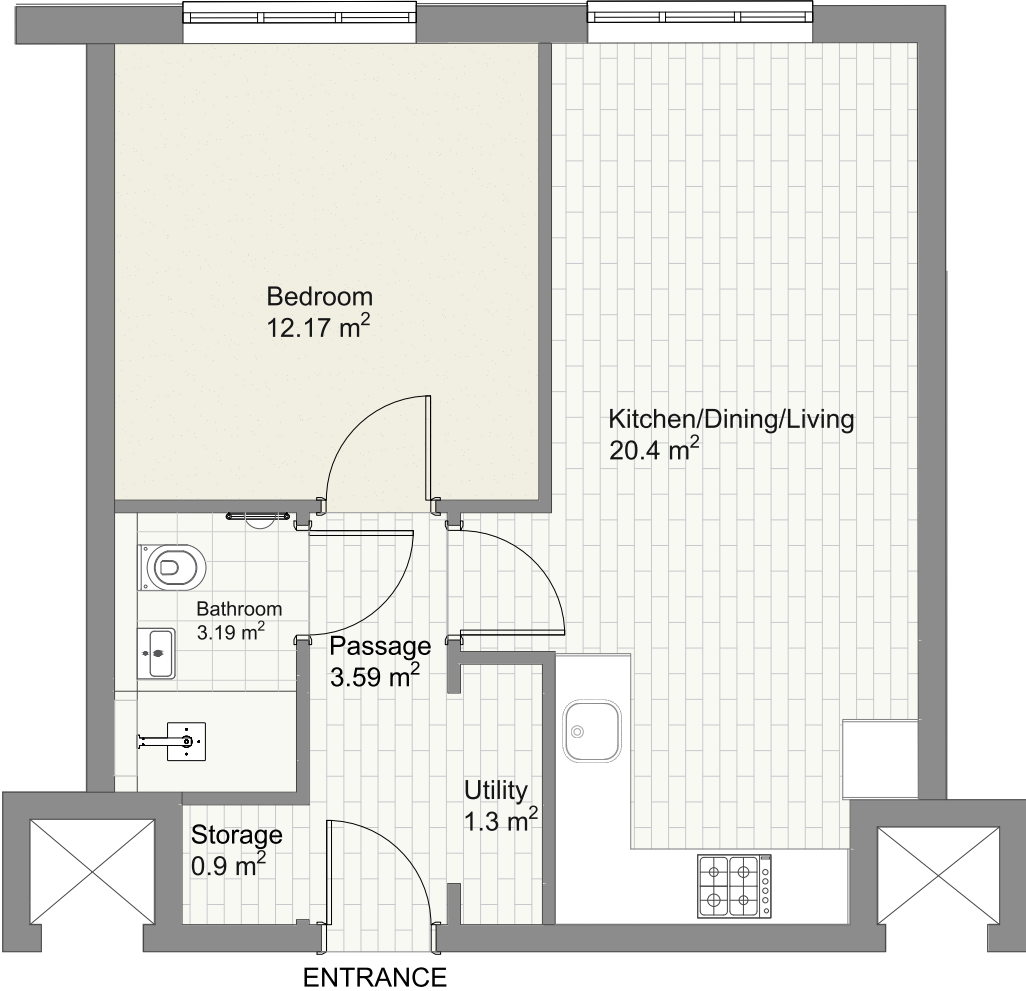


THIRD FLOOR

FLAT 19 | 1B1P | 43.3m²(466 sq ft)

Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

1 BEDROOM 1 PERSON



THIRD FLOOR

FLAT 20 | 1B1P | 42.17m²(454 sq ft)

Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

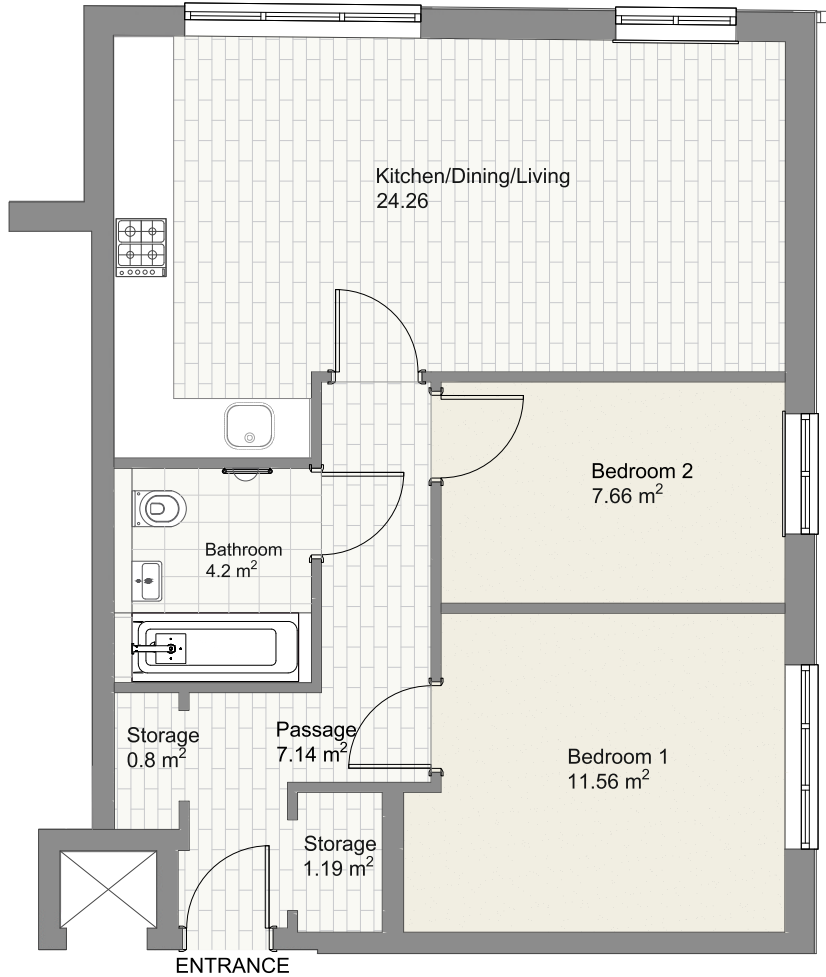


FLAT 21 | LIVING & KITCHEN

Open-plan living • Siemens integrated appliances • Quartz worktops
Shaker-style kitchen cabinetry • High-quality SPC flooring

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A SPACE FOREVER

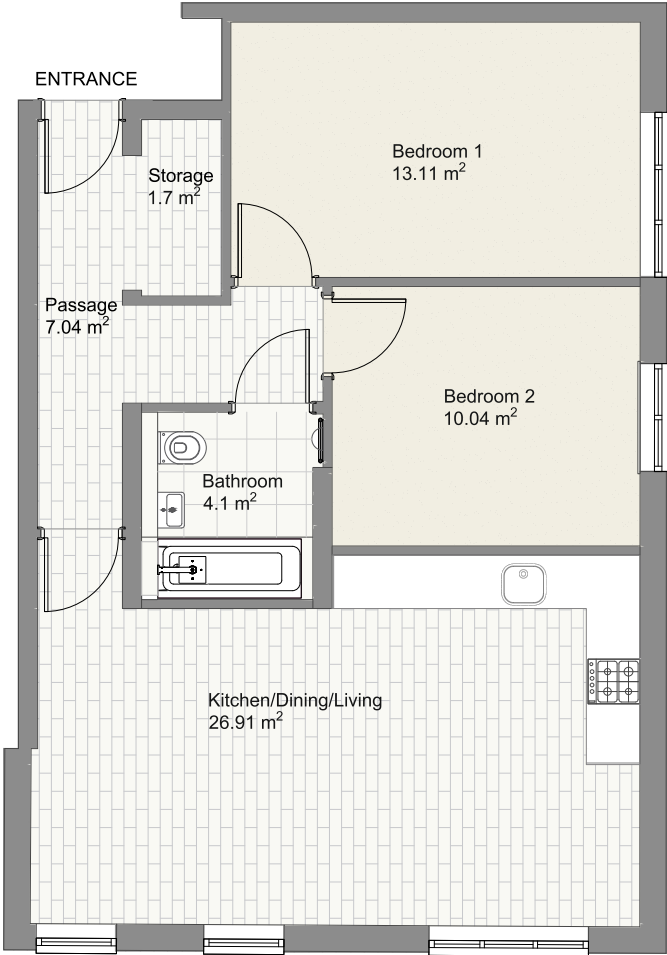


THIRD FLOOR

FLAT 21 | 2B3P | 61m²(656 sq ft)

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2 BEDROOM 3 PERSON



THIRD FLOOR

FLAT 22 | 2B3P | 65m²(699 sq ft)

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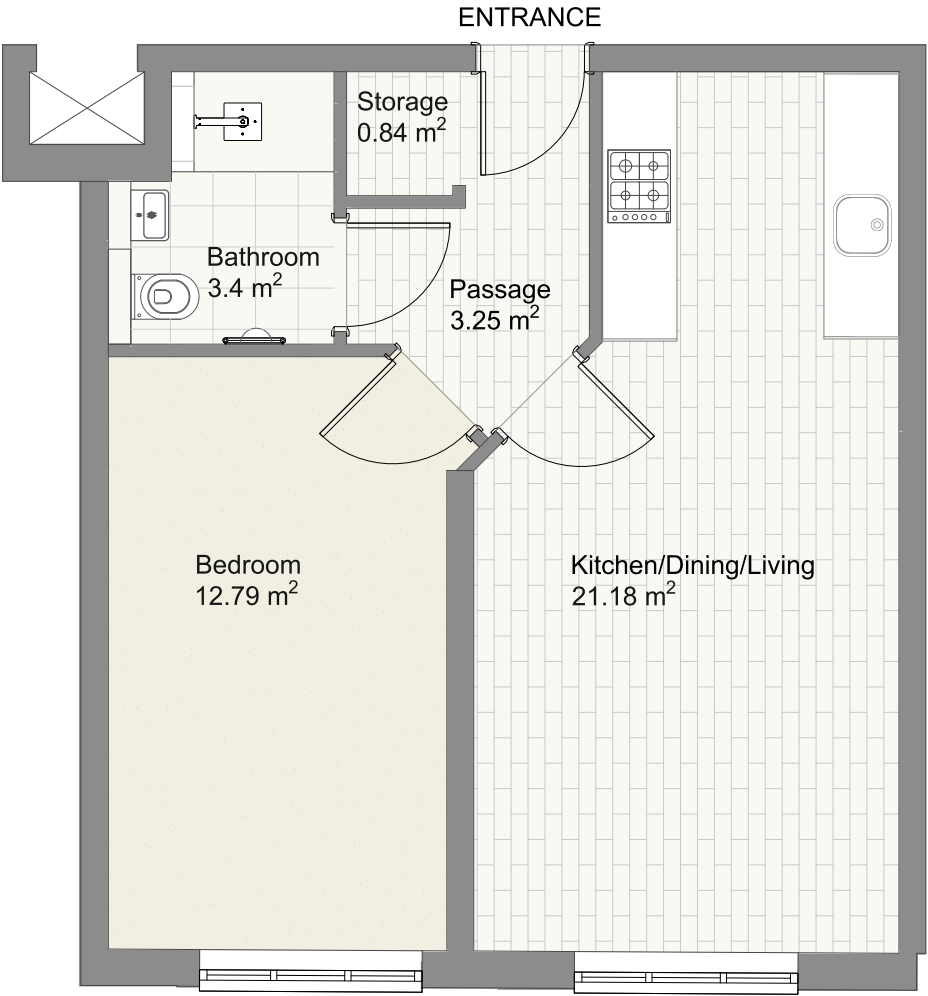


FLAT 22 | LIVING & KITCHEN

Open-plan living • Siemens integrated appliances • Quartz worktops
Shaker-style kitchen cabinetry • High-quality SPC flooring

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A SPACE FOREVER

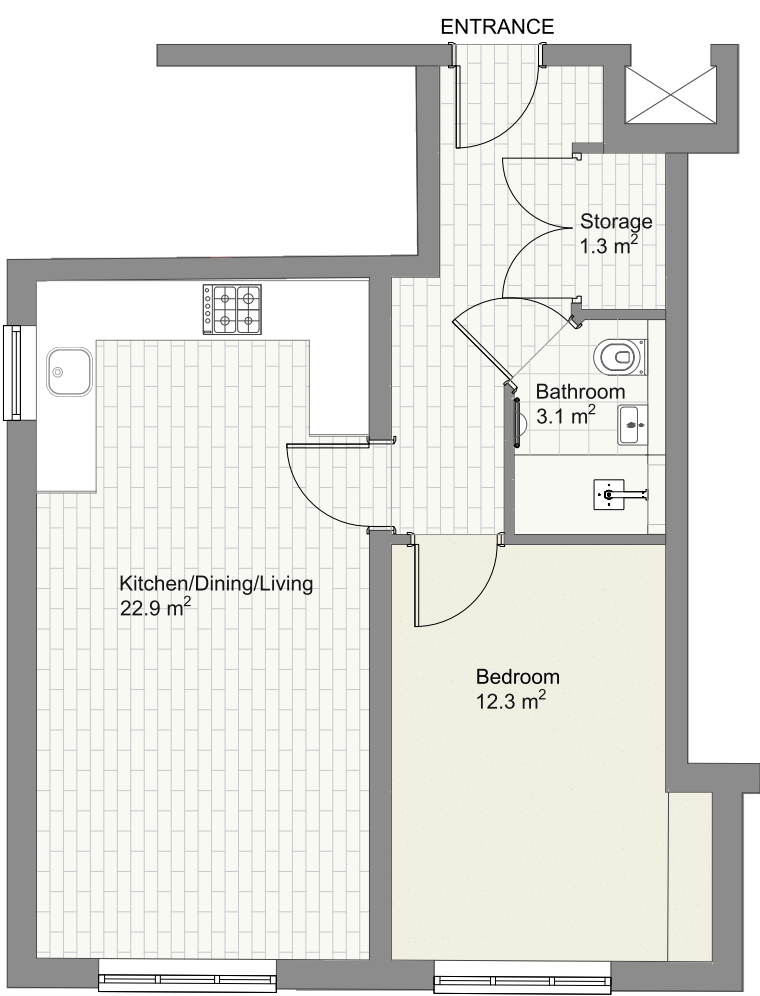


THIRD FLOOR

FLAT 23 | 1B1P | 42.42m²(456.6sq ft)

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1 BEDROOM 1 PERSON



THIRD FLOOR

FLAT 24 | 1B1P | 42.17m²(453.9sq ft)

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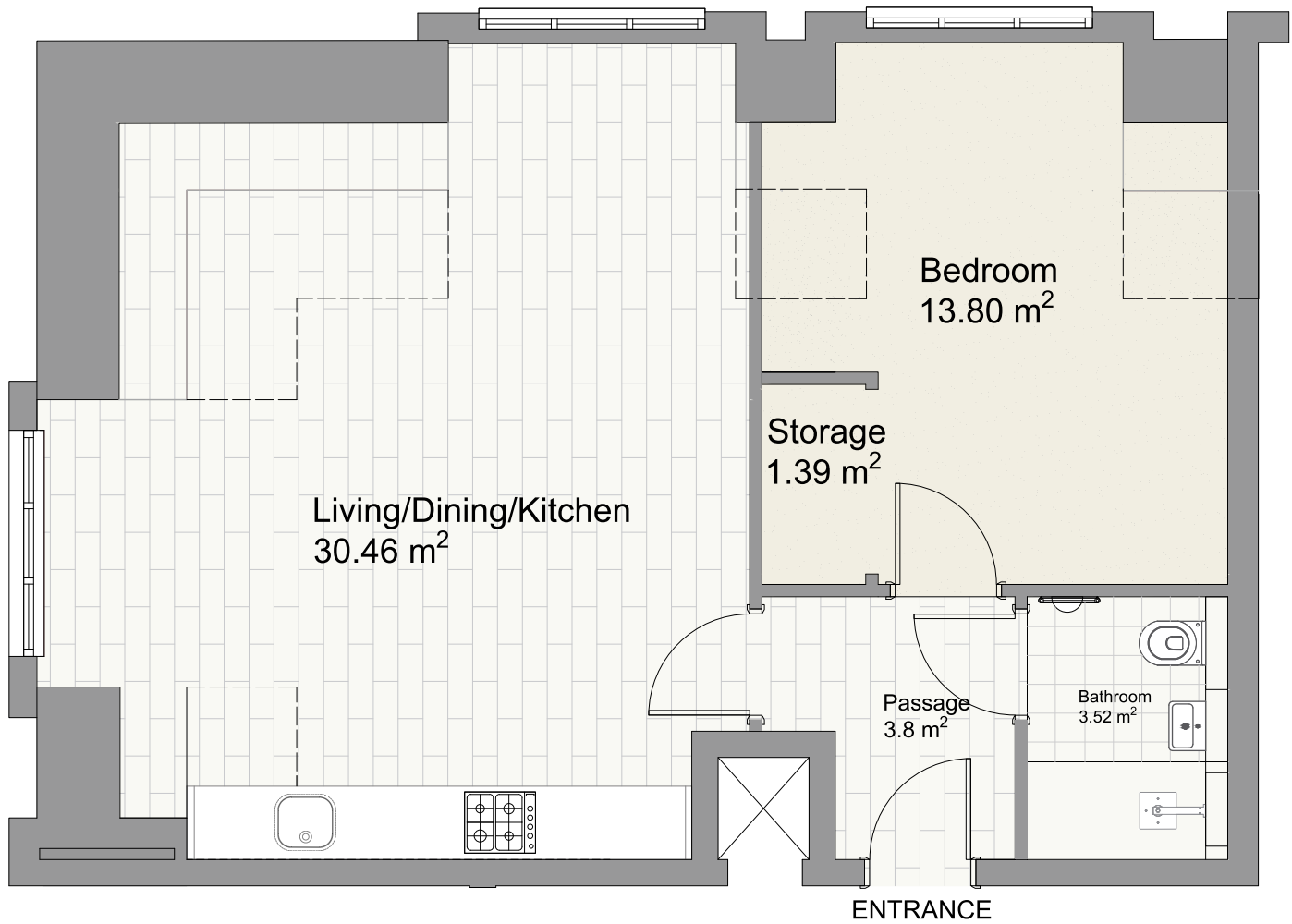


FLAT 24 | LIVING & KITCHEN

Open-plan living • Siemens integrated appliances • Quartz worktops
Shaker-style kitchen cabinetry • High-quality SPC flooring

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A SPACE FOREVER

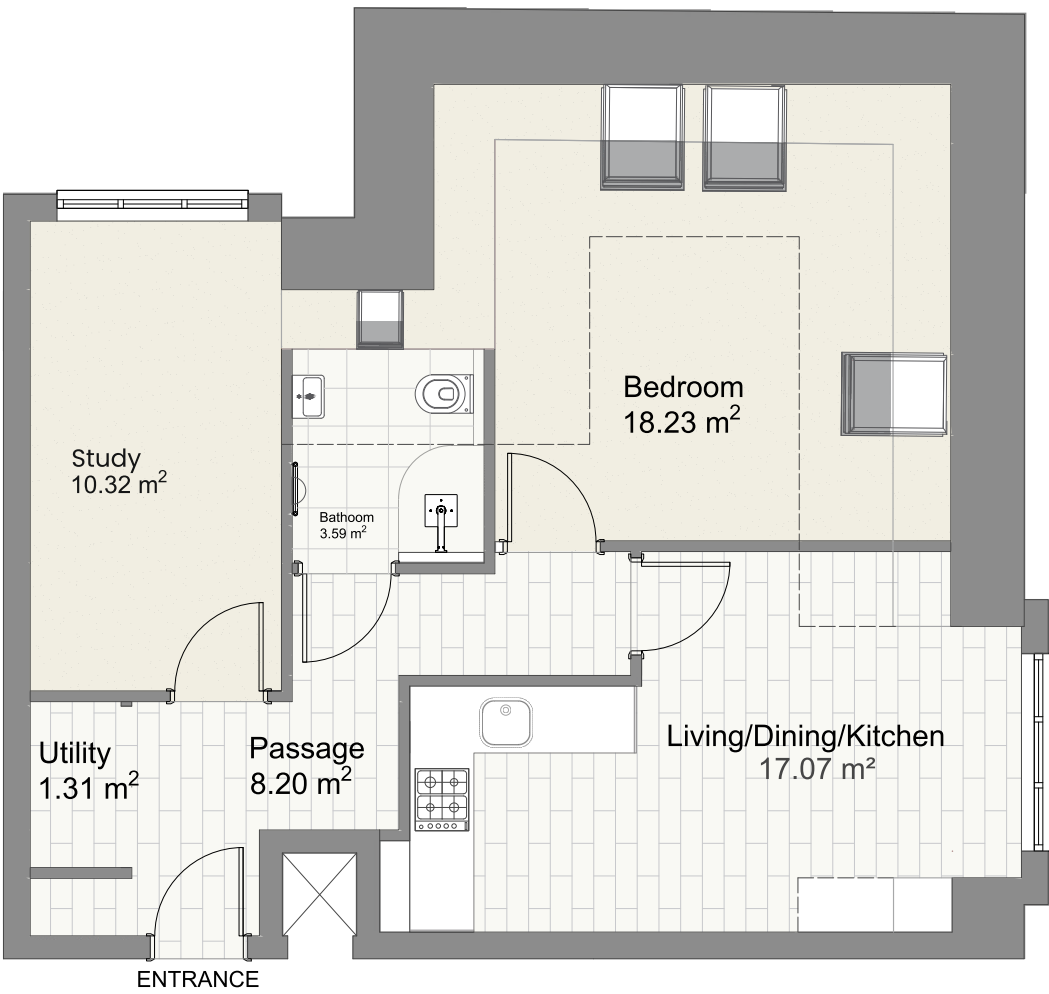


FOURTH FLOOR

FLAT 25 | 1B2P | 53.41m² (574.9sqft)

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1 BEDROOM 2 PERSON



FOURTH FLOOR

FLAT 26 | 1B2P | 59.24m² (637.6sqft)

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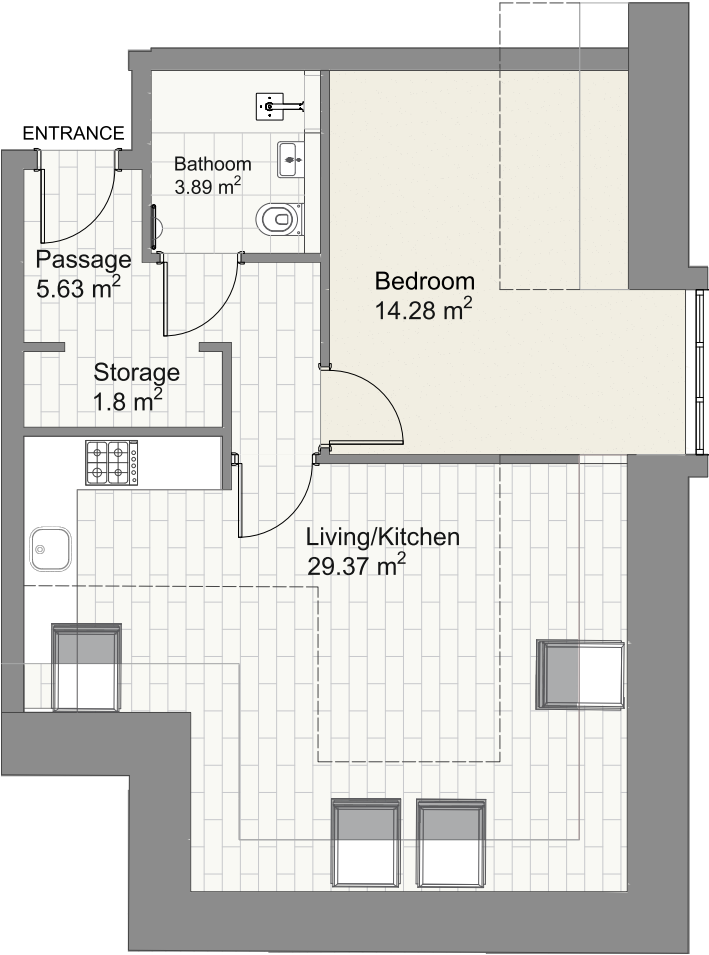


TYPICAL BEDROOM

Shaker-style fitted wardrobes • Plush carpet flooring
Feature pendant and wall lighting

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A SPACE FOREVER

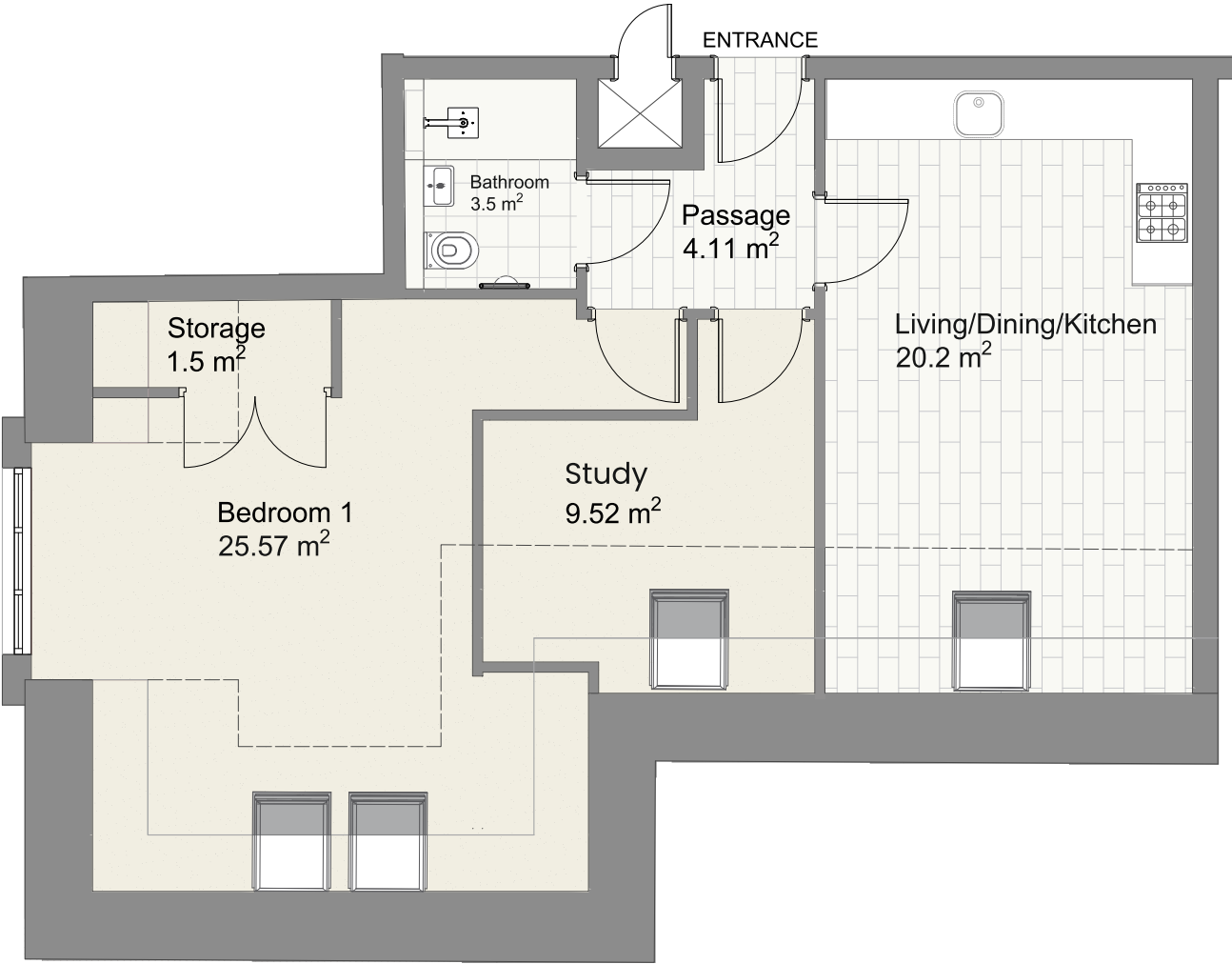


FOURTH FLOOR

FLAT 27 | 1B2P | 55.81m²(600.7sqft)

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1 BEDROOM 2 PERSON



FOURTH FLOOR

FLAT 28 | 1B2P | 65.18m²(701.5sqft)

Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



1 BED FLAT TOILET

Contemporary bathrooms • Large-format porcelain tiles
Walk-in shower with glass screen • Wall-hung sanitaryware

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2 BED FLAT TOILET

Contemporary bathrooms • Large-format tiles • Bathtub with overhead shower and glass screen • Wall-hung sanitaryware

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SPECIFICATIONS THAT MATTER

BRINGING TOGETHER
MODERN DESIGN AND NATURE,
TO CREATE A SPACE THAT FEEL
SLIGHT, PEACEFUL, AND
PERFECTLY IN HARMONY.



ENTRANCE & SECURITY

- HIGH-QUALITY PAS24-RATED STEEL ENTRANCE DOOR
- PREMIUM VIDEO ENTRY INTERCOM SYSTEM
- PRIVATE FOYER-STYLE ENTRANCE FOR ENHANCED PRIVACY

KITCHEN

- HIGH-QUALITY SHAKER-STYLE KITCHEN CABINETRY
- PREMIUM FULL-HEIGHT QUARTZ WORKTOPS & SPLASHBACKS
- FULLY INTEGRATED SIEMENS APPLIANCES
- PREMIUM 3-IN-1 BOILING WATER TAP
- INTEGRATED CAPLE WINE COOLER
- GENEROUS HIGH-CAPACITY STORAGE SOLUTIONS

LIVING AREAS

- PREMIUM SPC FLOORING THROUGHOUT
- CONTEMPORARY TRIMLESS RECESSED SPOTLIGHTS
- ELEGANT FEATURE PENDANT LIGHTING
- INTEGRATED LED STRIP FEATURE LIGHTING
- MODERN ENERGY-EFFICIENT ELECTRIC RADIATORS

BEDROOMS

- SOFT PREMIUM FITTED CARPETS
- HIGH-QUALITY BUILT-IN WARDROBES WITH AMPLE STORAGE
- STYLISH FEATURE WALL LIGHTING
- CONVENIENT USB CHARGING SOCKETS



BATHROOMS

- FULL-HEIGHT LARGE-FORMAT PREMIUM PORCELAIN TILING
- HIGH-QUALITY CONTEMPORARY SANITARYWARE
- ILLUMINATED FEATURE MIRROR
- LUXURY MODERN FIXTURES AND FITTINGS

UTILITY & STORAGE

- DEDICATED UTILITY STORAGE CUPBOARD
- SPACE FOR WASHING MACHINE
- ENERGY-EFFICIENT HOT WATER HEAT PUMP SYSTEM

ELECTRICAL & FINISHES

- PREMIUM BRUSHED STEEL SOCKETS & SWITCHES
- INTEGRATED USB CHARGING POINTS
- PROFESSIONALLY DESIGNED FEATURE LIGHTING SCHEME THROUGHOUT

WINDOWS & EFFICIENCY

- HIGH-QUALITY DOUBLE-GLAZED WINDOWS
- ENHANCED THERMAL INSULATION
- ENERGY-EFFICIENT VENTILATION DESIGN

INTERIOR DESIGN

- PROFESSIONALLY DESIGNED PREMIUM INTERIOR SPECIFICATION
- THOUGHTFULLY PLANNED LAYOUTS FOR COMFORTABLE MODERN LIVING
- STYLISH FEATURE WALL LIGHTING
- CONVENIENT USB CHARGING SOCKETS

SUTTON LOCATION

Haritage

- 1 Honeywood Heritage Center
- 2 Carew Manor
- 3 The Water Tower
- 4 The Hermitage
- 5 Little Holland House
- 6 Whitehall

Park & Nature

- 7 Ecology Center
- 8 Carshalton Ponds
- 9 The Grange
- 10 Carshalton Park
- 11 Wilderness Island
- 12 Cheam Park
- 13 Oaks Park
- 14 Beddington Park
- 15 Rosehill Recreation Ground
- 16 Collingwood Road Recreation Ground
- 17 The Wrythe Recreation Ground
- 18 Nonsuch Mansion
- 19 Roundshaw Downs
- 20 Start of Oaks Park Nature Trail and Sutton Countryside Walk
- 21 London LOOP Section 6
- 22 Start of Wandle Trail

Entertainment

- 24 Charles Crier Theater
- 25 Secombe Theater
- 26 UCI Cinema
- 27 Sutton Superbowl

Sports & Leisure

- 28 Sutton Junior Tennis Center
- 29 Sutton Arena Leisure Center
- 30 Cheam Leisure Center
- 31 Westcroft Leisure Center
- 32 Wallington Hall

Library **L** Church+Car Park **P** Average distance walked in 10min

Pedestrian Street **|||||**

Countryside Walk **-----**



The Sutton Railway Station Is Located 0.5 Miles From The Property Which Provides Direct Links To Epsom, Sutton, Wimbledon, Balham, Clapham Junction, London Victoria, City Thameslink and London Blackfriars.



The Property Is Located On Eaton Road, Sutton.



The Local Authority Is The London Borough Of Sutton.

SUTTON HIGHLIGHTS

RAOCON

Located on the lower slopes of the North Downs, Sutton is around 10 miles south-southwest of Charing Cross and benefits from excellent transport links into Central London and surrounding areas.

There’s a good mix of independent and high street shops, a couple of shopping centers and a selection of restaurants and pubs. You’ll also find a multiplex cinema and a theater, sport and recreation clubs and facilities and numerous good schools. Sutton has several parks and open spaces and two local nature reserves – Nonsuch Park & Grove Park are great places for a stroll.

The town is popular with renters, especially young families who are drawn to the area with some of the best performing schools in the country including Sutton Grammar School. Sutton is a place for all age groups. With it’s great transport links young professionals find the choice of three mainline stations a huge attraction as well as the local restaurants and nightlife.



