

THE MODERN HOUSE



London SM2
£340,000 Leasehold

Eaton Road

This well-preserved two-bedroom apartment lies on the ground floor of a mid-century housing block in the pretty town of Sutton, Surrey. Renovated with the building's original modernist ethos in mind, the apartment bears all the hallmarks of the period, from four-finger parquet to generous glazing and expansive communal gardens. Positioned within walking distance of Sutton's train station, the apartment is well-placed for travel into central London, which can be reached in around 35 minutes.

The Tour

The apartment is approached via a pathway, which snakes through an immaculate lawned area to reach the building's communal entrance. Accessed on the ground floor, the apartment's front door opens to a lobby with plenty of internal cupboard space for coats and shoes as well as extra storage. The rooms fan out from a central corridor, with the kitchen and bedrooms overlooking the gardens at the rear of the apartment, and the bathroom with a separate WC at the front.

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The well-proportioned living room lies at the end of the plan, illuminated by large windows that look out to the balcony and beyond. Bespoke shelving, connected via steel poles, adds a striking focal point to the room while providing a space for books and additional storage. Concrete pendant lamps hang over the dining area, cleverly demarcating this section from the rest of the room.

The bespoke galley kitchen is replete with plywood cabinetry and smooth stainless steel worksurfaces, sensitively reflecting the building's mid-century origins. A studded rubber floor lies underfoot and continues in the bathroom, adding texture to the overall palette.

The apartment has two bright bedrooms: one single and one double. The main bedroom has an excellent provision of storage in the form of fully integrated wardrobes, while the latter is currently configured as a separate office. Both have newly laid neutral sisal-style carpeting.

The bathroom is largely clad in small white hexagonal tiles with contrasting black grouting and matching fixtures.

There is also a separate garage, with space for one car and further storage.

Outdoor Space

An enclosed west-facing balcony lying just off the living areas has plenty of space for a table and chairs, offering a peaceful spot to enjoy the outdoors. Immaculate lawned areas that wrap around the building are designed to establish a wonderful sense of community among the residents. Tall, mature trees provide shade and privacy, while paved pathways provide easy access to the building.

The Area

Sutton is the eponymous town of the south London borough and is positioned on the lower slopes of the North Downs. Sutton High Street has a vast array of shops, cafés, bars and restaurants, as well as the Empire Cinema. Number One Thai is a wonderful restaurant and a particular favourite with locals. A large Waitrose can be found nearby in Banstead.

Slightly further afield is Nonsuch Park with a vast woodland, home to beautiful countryside walks and a crenellated country house with a café.

Eaton Road is brilliantly connected to central London: Sutton Station is an 11-minute walk away and runs direct services to London Bridge in 30 minutes, and to Victoria and Blackfriars in 45 minutes.

Tenure: Leasehold Lease Length: approx. 947 years remaining Service Charge: approx. £1,800 per annum Council Tax Band: C



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.