

SUTTON  
GARDEN  
SQUARE



*Space to Breathe.*  
**CONNECTION  
TO LONDON**

*Sutton offers space to breathe without losing touch with the city.*

*Tree-lined streets sit alongside a vibrant, established High Street and expansive green parks, all just minutes from the station. Beyond the centre, a more village-like character begins to emerge, giving the neighbourhood a calm, grounded feel.*

*Well connected to London, yet firmly rooted in everyday ease, Sutton strikes a rare balance between convenience and calm. Sutton Garden Square sits comfortably within this rhythm-connected, welcoming and distinctly local.*



Sutton High Street

# Connected Living. CONSIDERED PACE



*Sutton is shaped around convenience and everyday ease.*

*Its town centre brings everything together in one well-planned hub, where supermarkets, cafés, restaurants, gyms, and essential services are all within a short walk of Sutton Station. Daily life feels simple and efficient, with errands kept close and evenings easy to enjoy on foot.*

Throwley Way, located just behind the station, is home to independent coffee shops and relaxed dining. The High Street blends long-standing family businesses with recognised national retailers, creating a centre that feels stable rather than transient.

Beyond the core, the character shifts. Cheam Village introduces period façades and neighbourhood restaurants. Carshalton gathers pubs and cafés around its historic ponds. Residential streets connect these centres, generous in scale and lined with mature trees.

Parks are embedded throughout the borough rather than added at its edges. Manor Park and Grove Park sit close to the centre. Nonsuch Park lies just beyond. Sutton functions as a borough that has evolved over time. Layered. Practical. Increasingly valued for its liveability.



Map is not to scale and shows approximate locations only.



Map is not to scale and shows approximate locations only.

**EALING**

**CHISWICK**

**KENSINGTON**

**VICTORIA**

**FARRINGTON**

**BLACKFRIARS**

**LONDON BRIDGE**

**BATTERSEA**

**CLAPHAM JUNCTION**

**PUTNEY**

**RICHMOND**

**WIMBLEDON**

**KINGSTON UPON THAMES**

**MORDEN**

**SURBITON**

**WYBRIDGE**

**ESHER**

**SUTTON STATION**

**PURLEY**

**OXSHOTT**

**EPSOM**

**COBHAM**

**HEATHROW AIRPORT**

**TWICKENHAM STADIUM**

**Richmond Park**

**Bushy Park**

**Hyde Park**

**Kew Gardens**

**Hampton Court Palace**

**BUCKINGHAM PALACE**

**ST PAUL'S CATHEDRAL**

**THE SHARD**

**MAYFIELD LAVENDER FARM**

**NONSUCH PARK**

**M3**

**M4**

**SUTTON GARDEN SQUARE**

# Established Flavours.

## NEIGHBOURHOOD FAVOURITES

*Sutton's restaurant scene is varied and quietly confident. Within a few streets of the centre you will find French brasserie dining, artisan pizza, Turkish grills, Korean kitchens and long standing Thai and Italian favourites. The offer is not driven by trend. It is supported by repeat custom and established local favourites.*

*Throwley Way adds contemporary cafés and plant led dining close to the station. Cheam and Carshalton extend the choice further, with neighbourhood restaurants and gastropubs that are well known locally.*



### RESTAURANTS

From European menus to independent neighbourhood kitchens, Sutton's restaurants cover a wide spectrum without feeling crowded.


#### ALI BEY

 0.1 miles

Modern Turkish restaurant offering charcoal grill dishes, mezze and generous sharing plates.

12 High Street, Sutton, SM1 1HN  
alibey.co.uk

#### CASA NOSTRA

 0.2 miles

Long-established Italian restaurant serving classic pasta dishes and traditional favourites with a strong local following.

8 Mulgrave Road, Sutton, SM2 6LE  
casanostra-restaurant.co.uk

#### THE TAVA SHOP SUTTON

 0.2 miles

Modern Indian eatery specialising in South Asian flatbreads and street-food-style dishes. A local favourite for casual, flavour-led meals.

7 Cheam Road, Sutton, SM1 1SN  
thetavashop.co.uk

#### NUMBER ONE THAI

 0.2 miles

Authentic Thai cuisine and a Sutton institution for over two decades, known for fresh curries and traditional flavours.

1 Cheam Road, Sutton, SM1 1SN  
numberonethai.co.uk

#### OLD BANK SUTTON

 0.2 miles

Contemporary British and European dining set within a stylish pub environment. Popular for approachable lunch and dinner menus, as well as a relaxed social atmosphere.

2 High Street, Sutton, SM1 1HN  
greatlocalpubs.co.uk/old-bank-sutton

#### THE ENCANTO KITCHEN

 0.2 miles

Spanish, Mexican and Tex-Mex restaurant offering a fusion of small plates, signature mains and a lively atmosphere. Well-reviewed for flavour diversity, service and ambience.

6-7 Station Parade, Brighton Road, Sutton, SM2 5AD  
theencantokitchen.co.uk

#### LA SICILIA

 0.2 miles

Long-standing Italian restaurant serving classic pasta, seafood and family-style mains with a loyal local following.

8A Regent Parade, Sutton, SM2 5AD  
lasiciliarestaurant.co.uk


#### II-MA SUSHI

 0.2 miles

Contemporary Japanese restaurant offering sushi, ramen and small plates in a modern dining space.

6 Mulgrave Road, Sutton, SM2 6LE  
iimasushi.com

#### THE DINING ROOM AT NO.6

 0.3 miles

Small independent restaurant offering modern European dishes with seasonal ingredients and an intimate dining atmosphere.

6 Sutherland House, 29 Brighton Road, Sutton, SM2 5AJ  
tdr6.co.uk


#### INAKA

 0.3 miles

Japanese restaurant specialising in sushi, ramen and authentic Japanese comfort dishes.

95 High Street, Sutton, SM1 1JF  
@inakasutton

#### THE PLACE

 0.4 miles

Contemporary café restaurant offering brunch, lunch and evening dining with an emphasis on fresh seasonal ingredients.

173 High St, Sutton SM1 1JU  
theplacesutton.com


**TRINCO**

 0.4 miles

Sri Lankan restaurant serving traditional rice and curry dishes, street food plates and regional specialities.

7 Throwley Way, Sutton, SM1 4AF  
trinco.restaurant

**BAB BAB KOREAN RESTAURANT**

 0.7 miles

Contemporary Korean kitchen specialising in bibimbap, Korean fried chicken and small plates.

294 High Street, Sutton, SM1 1PQ  
babbabonline.co.uk

**AVRA**

 1.4 miles

Mediterranean restaurant offering grilled meats, seafood and sharing plates inspired by Greek and coastal cuisine.

23-25 High St, Sutton, SM3 8RE  
avragreekcuisine.com


**ECO RESTAURANT**

 1.5 miles

Family run, multi award-winning, Italian restaurant known for classic pasta and pizza dishes.

23 The Broadway, Cheam, Sutton, SM3 8BH  
ecorestaurants.com

**LA VILLA**

 1.5 miles

Neighbourhood restaurant serving Mediterranean and Spanish dishes in a relaxed local setting.

26 Ewell Road, Cheam, Sutton, SM3 8BU  
restaurantguru.com/La-Villa-Spanish-Restaurant-Sutton

**SUSHI TAMA**

 1.5 miles

Japanese restaurant specialising in sushi, sashimi and freshly prepared bento dishes.

21 Station Way, Sutton SM3 8SD  
sushi-tama.com

**CHIM'S THAI**

 1.5 miles

Neighbourhood Thai restaurant serving traditional curries, stir fries and classic Thai favourites.

15 The Broadway, Cheam, SM3 8BH  
chimsthai.com

**MIMI E COCO**

 1.5 miles

Independent Italian restaurant serving traditional pasta dishes, seafood and regional specialities in a relaxed neighbourhood setting.

22 Ewell road, Cheam Village, SM3 8BU  
mimiecoco.co.uk

**BAITHAK**

 1.6 miles

Indian restaurant focused on rich flavours and authentic recipes, offering curries, grilled dishes and a warm, welcoming atmosphere. Baithak has become known locally for its consistent quality and classic Indian dining experience.

22 Station Road, Sutton, SM2 6BS  
baithak.uk

**THE GRUMPY MOLE, CHEAM**

 1.8 miles

Neighbourhood gastropub serving seasonal British dishes and well-known Sunday roasts in the heart of Cheam Village.

Ewell Rd, Sutton, SM3 8AA  
thegrumpymole.co.uk

**THE SUN, CARSHALTON**

 2.1 miles

Waterside pub overlooking Carshalton Ponds with terrace seating and modern British menus.

4 North Street, Carshalton, SM5 2HU  
thesuncarshalton.com



The Sound Lounge





## Everyday Coffee. INDEPENDENT CHARACTER

*Sutton's café culture is shaped by independent operators and neighbourhood favourites. From speciality coffee spots and artisan bakeries to relaxed brunch cafés, the town centre offers plenty of places to meet, work or pause during the day. Most sit within a short walk of Sutton Garden Square, making coffee runs, casual lunches and weekend brunch part of the everyday rhythm.*

### CAFÉS

#### LA CAFÉ

 0.2 miles

Multi-award-winning independent café serving coffee, breakfast dishes and light lunches in a traditional High Street setting.

1A-1B High Street, Sutton, SM1 1DE  
lacafesutton.co.uk

#### ORU SUTTON: COWORKING + CAFÉ + YOGA

 0.3 miles

Plant-based restaurant and café combining seasonal food, speciality coffee and a calm contemporary workspace environment.

7 Throwley Way, Sutton, SM1 4AF  
oruspace.co/sutton

#### CAFFE KIKO

 0.4 miles

Neighbourhood café known for homemade cakes, brunch plates and daily specials served in a friendly local setting.

St. Nicholas Centre, Sutton, SM1 1AW  
@caffekiko

#### MAD COFFEE BAR

 0.5 miles

A long-running café and deli, mixing familiar British café staples with strong Portuguese influence.

61 Lind Road, Sutton, SM1 4PP  
@mad.coffeebar61

#### THE SOUND LOUNGE

 0.5 miles

Community café and live music venue with a strong sustainability ethos, hosting acoustic performances, events and daytime dining.

216–220 High Street, Sutton, SM1 1NU  
thesoundlounge.org.uk

#### DOMESTIQUE COFFEE

 1.3 miles

Speciality coffee shop inspired by cycling culture, serving expertly brewed coffee, pastries and light brunch options.

31 Station Way, Sutton SM3 8SD  
domestiquecoffee.co.uk



#### LA PETITE BOULANGERIE

 1.4 miles

French-inspired bakery café offering artisan breads, pastries, sandwiches and coffee in a relaxed neighbourhood setting.

53 The Broadway, Sutton, SM3 8BL  
lapetiteboulangeriecheam

#### BEANS & BLOOM

 1.4 miles

A coffee shop situated in the stunning historic Whitehall museum. Enjoy delicious handmade cakes, barista coffee and loose leaf teas.

1 Malden Road, Sutton, SM3 8QD  
beansandbloomuk

# Everything WITHIN REACH


Sutton's retail offer is clearly structured and well established. Supermarkets, pharmacies and health retailers sit within walking distance of Sutton Garden Square, including national names such as Boots and Holland & Barrett alongside local operators. The High Street provides fashion, beauty and service-led retail in a compact setting where independent businesses sit alongside recognised brands.

Beyond the centre, Cheam Village introduces a more traditional High Street environment, while Kingston offers a wider regional retail destination when required.



## SUPERMARKETS & FOOD RETAIL

### SMART ORIENTAL SUPERMARKET

 0.2 miles

Specialist Asian supermarket offering fresh produce, pantry ingredients and international goods.

52 High Street, Sutton, SM1 1HY  
simplymart.uk

### MARKS & SPENCER FOODHALL, SUTTON

 0.4 miles

Premium food hall offering fresh produce, ready meals and seasonal ranges.

146 High St, Sutton, SM1 1NQ  
marksandspencer.com

### SAINSBURY'S SUTTON

 0.7 miles

Full-service supermarket offering groceries, bakery and household essentials.

287A High St, Sutton, SM1 1LD  
sainsburys.co.uk

### WAITROSE

 1.4 miles


Full-service supermarket serving Cheam Village with fresh produce and specialist ranges.

28 The Broadway, Cheam, SM3 8BD  
waitrose.com



## TOWN CENTRE & FASHION RETAIL

### FLANNELS

 0.3 miles

Premium fashion retailer specialising in luxury clothing, footwear and accessories from leading designer brands.

102 High St, Sutton, SM1 1LT  
flannels.com

### ST NICHOLAS SHOPPING CENTRE

 0.4 miles

The town centre's primary retail anchor, housing a mix of fashion brands, beauty services and everyday retailers. Positioned directly off the High Street, it forms the core of Sutton's shopping district.

3 Saint Nicholas Way, Sutton, SM1 1JE  
stnicssutton.co.uk

### CHEAM VILLAGE HIGH STREET

 1.2 miles

A traditional village High Street centred around period façades and independent operators, including florists, boutiques, delicatessens and specialist retailers.

High Street, Cheam, SM3

Travel times are approximate only and may vary by person and at different times of the day. Lifestyle images are indicative only.



# Culture, CLOSE TO HOME

*Sutton's cultural life brings together heritage, performance and creative energy within easy reach of home.*

*Independent galleries, historic houses and live music venues sit alongside cinemas and seasonal events, creating a borough where culture is part of everyday life rather than a special journey.*

## SUTTON FARMERS' MARKET

0.3 miles

Held monthly along Sutton High Street, bringing together local growers, artisan food producers and independent makers. A regular fixture in the town centre calendar, supporting small businesses and seasonal produce.

Sutton High Street, SM1

## SUTTON CENTRAL LIBRARY

0.4 miles

Public library offering reading spaces, study areas and community programming.

St Nicholas Way, Sutton, SM1 1EA

## OMNIPLEX CINEMA SUTTON

0.5 miles

Multi-screen cinema within St Nicholas Shopping Centre showing mainstream and family releases.

St Nicholas Way, Sutton, SM1 1AZ

## CARSHALTON WATER TOWER

1.2 miles

Early 18th-century Grade I listed water tower and garden pavilion, created as part of the Carshalton House estate. The late-Baroque structure originally housed a cistern, plunge bath and suite of rooms, and opens seasonally for guided visits and heritage events.

West Street, Carshalton, SM5

## LITTLE HOLLAND HOUSE

1.2 miles

Arts and Crafts movement home designed and built by Frank Dickinson between 1902 and 1904, with preserved interiors, original furnishings and rotating exhibition space.

Beeches Avenue, Carshalton, SM5 3LW

## CORNER GALLERY

1.2 miles

Independent gallery showcasing contemporary work from local and regional artists through regularly changing exhibitions.

3 Gordon Rd, Carshalton, SM5 3RG

## SUTTON ECOLOGY CENTRE

1.3 miles

Environmental education centre set within a small urban nature reserve, offering wildlife habitats, outdoor learning sessions and seasonal family activities.

Festival Walk, Carshalton, SM5 3NY

## VELLUM MILL GALLERY

1.3 miles

Intimate gallery space celebrating craftsmanship, printmaking and fine art in a characterful mill setting.

76 Mill Lane, Carshalton, SM5 2JR

## HONEYWOOD MUSEUM

1.3 miles

Historic house museum overlooking Carshalton Ponds, showcasing local history and exhibitions.

Honeywood Walk, Carshalton, SM5 3NX

## WHITEHALL HISTORIC HOUSE

1.4 miles

Grade II listed Tudor timber-framed house dating from around 1500, restored as a heritage site with permanent displays, rotating exhibitions and community events exploring Cheam's history.

1 Malden Road, Cheam, SM3 8QD

## THE CRYERARTS CENTRE

1.5 miles

Independent performance venue hosting theatre productions, comedy nights, live music and community-led events throughout the year.

39 High Street, Carshalton, SM5 3BB

# Active Living.

## EVERYDAY BALANCE

*Life in Sutton makes it easy to stay active.*


*Gyms, sports clubs and a plethora of green spaces sit within easy reach of the town centre, allowing movement to form part of the everyday. Early training sessions, evening classes and weekend sport all fit naturally into the rhythm of the week.*



### GYMS & FITNESS

A mix of independent studios, national operators and full-service health clubs provides flexibility for different routines and schedules.

#### ANYTIME FITNESS

 0.3 miles

Compact, well-maintained gym with 24-hour access and personal training options.

29 Brighton Rd, Sutton, SM2 5AJ  
anytimefitness.co.uk


#### PUREGYM SUTTON TIMES SQUARE

 0.4 miles

Large, modern gym offering extended opening hours, classes and a wide selection of training equipment.

Times Square Shopping Centre, High Street,  
Sutton, SM1 1LF  
puregym.com

#### THE GYM GROUP

 0.7 miles

Well-equipped gym with 24-hour access, flexible membership and a full range of cardio and strength equipment.

291-297 High Street, Sutton, SM1 1AN  
thegymgroup.com



#### SUTTON SPORTS VILLAGE

 1.5 miles

Multi-sport facility with gym, athletics track, climbing wall and specialist training spaces.

Rosehill Recreation Ground, Rose Hill, Sutton, SM1 3HH  
better.org.uk

#### DAVID LLOYD CHEAM

 1.8 miles

Premium health club with gym, tennis, swimming pools, spa facilities and family amenities.

Ewell Road, Cheam, Sutton, SM3 8DP  
davidlloyd.co.uk

#### DAVID WEIR LEISURE CENTRE

 2.1 miles

Modern leisure centre offering gym, swimming pool, fitness classes and family friendly sports facilities.


everyoneactive.com

Travel times are approximate only and may vary by person and at different times of the day. Lifestyle images are indicative only.

## SPORTS CLUBS & COMMUNITY ACTIVITY

A mix of independent studios, national operators and full-service health clubs provides flexibility for different routines and schedules.


### PLAYFIT SPORTS CLUB

 0.4 miles

Inclusive sports sessions focused on fitness, teamwork and community participation.

Grove Road, Sutton, London, SM1 2AL  
playfit.co.uk

### SUTTON SQUASH & TENNIS CLUB

 0.8 miles

Private members club offering courts, coaching and a sociable club environment.

19 Devonshire Road, Sutton, SM2 5HH  
stscsport.co.uk

### S3 PADEL SUTTON

 1.3 miles

Contemporary padel courts bringing one of the fastest-growing sports to the area.

London Cancer Hub, Cotswold Road, Sutton, SM2 5NS  
socialsportssociety.com


### CARSHALTON ATHLETIC FC

 1.3 miles

Community-focused football club with a long-standing local following.

War Memorial Sports Ground, Colston Avenue,  
Carshalton, SM5 2PW  
carshaltonathletic.co.uk

### SUTTON UNITED FC

 1.6 miles

Established professional club at Gander Green Lane, central to the borough's sporting identity.

Gander Green Lane, Sutton, SM1 2EY  
suttonunited.net

### SUTTON TENNIS ACADEMY

 1.9 miles

Coaching-led tennis programme for all ages and abilities.

Rosehill Recreation Ground Rose Hill, Sutton, SM1 3HH  
better.org.uk

### SUTTON & EPSOM RFC

 2.3 miles

Well-regarded rugby club with senior and junior teams and an active social calendar.

Cuddington Court, Rugby Lane, Cheam, SM2 7NF  
suttonrugby.co.uk

### GOLF & OPEN-AIR SPORT

Courses sit within a wider landscape of open space, offering a quieter, more expansive setting for outdoor activity.

### BANSTEAD DOWNS GOLF CLUB

 2.0 miles

Downland course with open views and a relaxed, accessible atmosphere.

Burdon Lane, Sutton, SM2 7DD  
bansteadowns.co.uk


### CUDDINGTON GOLF CLUB

 3.1 miles

Well-established course set within mature parkland, offering a traditional members' club feel.

Banstead Road, Banstead, SM7 1RD  
cuddingtongc.co.uk

### WOODCOTE PARK GOLF CLUB

 5.4 miles

Private members' club with two courses set within expansive landscaped grounds.

Meadow Hill, Bridle Way, Coulsdon, CR5 2QQ  
woodcotepgc.com

### HORTON GOLF PARK

 5.4 miles

Public golf facility with multiple courses and a driving range, suited to both casual and regular play.

Hook Road, Epsom, KT19 8QG  
hortongolfpark.com





Nonsuch Park

# On Your DOORSTEP

*Green space is embedded into Sutton's layout. From formal parks beside the station to chalk downland and riverside reserves, a wide range of outdoor space sits within the borough boundary.*

## MANOR PARK

 0.5 miles

Landscaped town park beside Sutton Station with ornamental planting, lawns and tennis courts.

Throwley Way, Sutton, SM1 4AH

## DEVONSHIRE AVENUE NATURE AREA

 0.8 miles

Local Nature Reserve with meadow planting and woodland pockets supporting urban wildlife.

Devonshire Avenue Nature Area, Sutton, SM2 5HQ

## BELMONT PASTURES

 1.5 miles

Chalk grassland reserve known for wildflowers and seasonal biodiversity.

Belmont Pastures, Sutton, SM2 6NL

## CARSHALTON PONDS

 1.9 miles

Conservation setting centred around spring-fed ponds and village walks.

The Gate House, Honeywood Walk, Carshalton, SM5 3NX

## NONSUCH PARK

 2.1 miles

One of south-west London's largest historic parks, offering wide open lawns, woodland walks and access to Nonsuch Mansion. A key destination for walking, running and weekend time outdoors.

Ewell Road, Sutton, SM3 8DD

## CARSHALTON PARK

 2.2 miles

Historic park with open grassland, tree-lined avenues and event space near the ponds.

37 Ashcombe Road, Carshalton, SM5 3ET

## THE GROVE

 2.2 miles

Wooded parkland connecting to the Wandle corridor with a more natural character.

121 Mill Lane, Carshalton, SM5 2AN

## WILDERNESS ISLAND

 2.6 miles

Island nature reserve at the meeting of the River Wandle and Carshalton stream, valued for ecological diversity.

London Wildlife Trust, Mill Lane, Carshalton, SM5 2NH

## THE SPINNEY, NIGHTINGALE ROAD BIRD SANCTUARY

 2.7 miles

Small woodland sanctuary designed for bird habitat protection and quiet observation.

Endale Close, Carshalton, SM5 2HB

## HOWELL HILL NATURE RESERVE

 3.0 miles

Chalk downland reserve managed by Surrey Wildlife Trust, known for rare wildflowers and open views.

SGS Cross Country, Epsom, Sutton, SM2 7HR

## BEDDINGTON PARK AND THE GRANGE

 3.5 miles

Large riverside park crossed by the River Wandle with formal gardens, sports facilities and broad lawns.

Church Road, Wallington, SM6 7NN

## MORDEN HALL PARK

 4.8 miles

National Trust-managed 125-acre riverside parkland with meadows, wetlands and café spaces along the River Wandle.

Morden Hall Road, Morden, SM4 5JD

## HORTON COUNTRY PARK

 5.4 miles

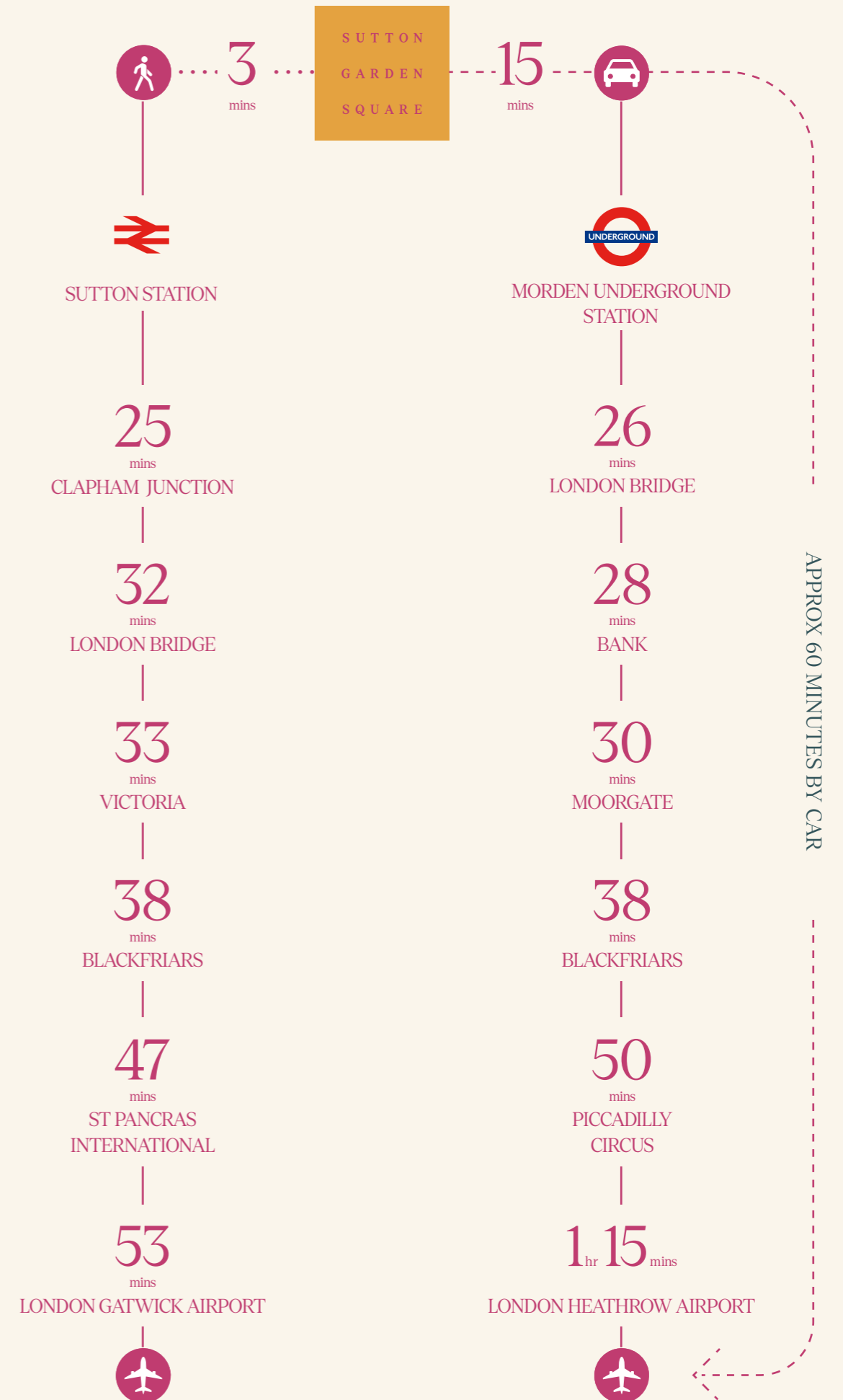
Expansive parkland and Local Nature Reserve offering woodland trails, open countryside and cycling routes extending towards Epsom.

Horton Lane, Epsom, KT19 8PL

# Connected IN EVERY DIRECTION

*Living in Sutton places city life, countryside and international travel within easy reach.*

*Central London is just 30 minutes away, while Surrey's expansive green landscapes lie within easy reach. With major airports providing swift connections to Europe and beyond, the borough is exceptionally well positioned — a place that enables effortless movement in every direction.*





# Contact Us

Sutton Garden Square Sales Office  
27 Sutton Court Road, SM1 4GR

sales@suttongardensquare.co.uk  
020 8600 1300



Sutton Garden Square Sales Office can be found on Sutton Court Road



Proud member of the  
Berkeley Group

The information in this document is intended to act as a guide only. Travel times may vary by person and at different times of the day.  
Sources: nationalrail.co.uk, citymapper.com and googlemaps.co.uk.

Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1JG



