



# Docklands Residential



## 4, Rowan Lodge 2A St. James Road

, Sutton, SM1 2BA

**£350 Per week**

Nestled on St. James Road in Sutton, this charming ground floor flat offers a delightful living space perfect for a small family. Spanning 452 square feet, the property features one well-proportioned bedroom, a comfortable reception room, and a modern bathroom, making it an ideal choice for those seeking a cosy home.

Built in 1965, this purpose-built flat combines classic design with contemporary living. The interior is furnished, providing a warm and inviting atmosphere that allows you to settle in with ease. The layout is thoughtfully designed to maximise space and comfort, ensuring that every corner of the flat is both functional and welcoming.

One of the standout features of this property is its proximity to local amenities, making daily errands and leisure activities easily accessible. Whether you fancy a stroll to nearby shops or a quick trip to local parks, everything you need is just a stone's throw away.

Additionally, the flat benefits from an available car park, providing convenience for those with vehicles. This feature is particularly advantageous in a bustling area, ensuring that parking is never a concern.

In summary, this cosy flat on St. James Road presents an excellent opportunity for anyone looking to enjoy a comfortable lifestyle in Sutton. With its ideal location, practical layout, and furnished interior, it is a property that truly deserves your attention.

### Viewing

Please contact us on 0203 8415697 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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