

Butler's

thoughtful estate agency



Eaton Road, Sutton, SM2 5DN
£1,700 Per month

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A set of property feature icons: a bed icon, a kitchen sink icon, a sofa icon, and a list icon.

PROPERTY SUMMARY

Located on Eaton Road in South Sutton, this spacious first-floor apartment offers well-presented accommodation ideal for professional tenants, couples or small families seeking generous room sizes and excellent transport links. The property features a large living/dining room that provides ample space for both relaxation and dining, with direct access to a private enclosed balcony that offers a useful outdoor area for fresh air or occasional entertaining.

The modern kitchen is well arranged with good storage and worktop space, suitable for everyday cooking. There are two double bedrooms, both well-proportioned; the master includes an integrated wardrobe, while the second bedroom is ideal for guests, children or use as a home office. The accommodation is served by a refitted bathroom and a separate W/C, providing additional convenience for sharers or busy households.

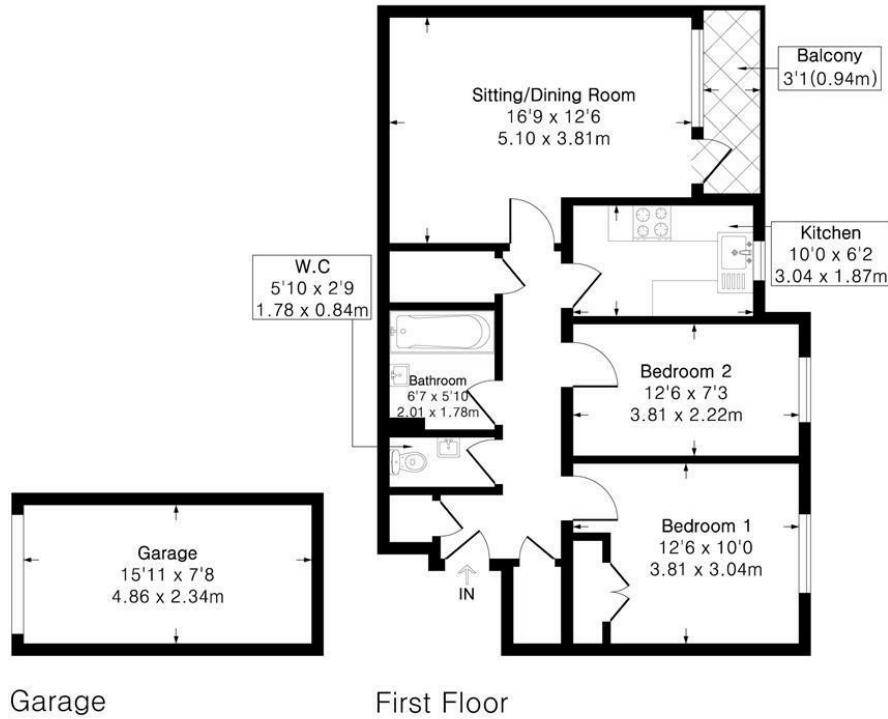
The property also benefits from a garage en-bloc, modern fittings throughout, a substantial lease and low ground rent charges. Positioned in a desirable South Sutton location, the apartment offers easy access to Sutton station, local amenities and bus routes, making it a practical and well-located home with excellent space and flexibility.





**Approximate Gross Internal Area 672 sq ft - 62 sq m
(Excluding Garage)**

Garage Area 122 sq ft - 11 sq m



LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,961

PROPERTY AVAILABLE DATE
19th July 2026

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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