

# Butler's

thoughtful estate agency



## Sutton Court Road Sutton, SM1 4FQ

Located in a coveted, recently built development in the centre of town, next to Sutton mainline train station and the high street. The property has been sumptuously appointed to the highest standard, offering a fantastic multi-purpose space that not only works for entertaining but also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. When you're in the mood for the latter, the large reception area provides a tranquil setting, with it's excellent proportions and elevated views. When things are a little bit more social, there's ample space for a dining table, where you can have pre-dinner drinks as you finish off preparations for your meal, without missing out on the conversation as the kitchen is open plan - and what a kitchen it is! So what about the rest of the apartment? The bathroom is a phenomenal space to relax in after a hard day at work, having been installed with high end fittings, along with both the bedrooms being just so beautiful, with large windows and lots of space for your wardrobes. You'll probably find that bedtime will now become your favourite part of the whole day. As the apartment also comes with an extremely generous, 31ft private balcony accessed from inside property and to the rear of the block, we urge you to do one thing a book a viewing as there really is no compromise here. Just come with the expectation that you'll be falling head over heels in love!

£1,900 Per month

# Sutton Court Road

Sutton, SM1 4FQ



- Stunning 2 double bedroom apartment
- Fourth floor, lift served apartment
- Located extremely close to Sutton mainline station & excellent schooling
- NO ONWARD CHAIN
- Large 31ft private balcony with elevated views
- High specification throughout
- Offered in excellent condition throughout
- Extremely central location just off the high street
- Large, flowing, open plan living/dining/kitchen area

## FOURTH FLOOR

Hallway

Living/Dining Room/Kitchen

19'5 x 12'8 (5.92m x 3.86m)

Bedroom

12'2 x 9'8 (3.71m x 2.95m)

Bedroom

12'2 x 7'11 (3.71m x 2.41m)

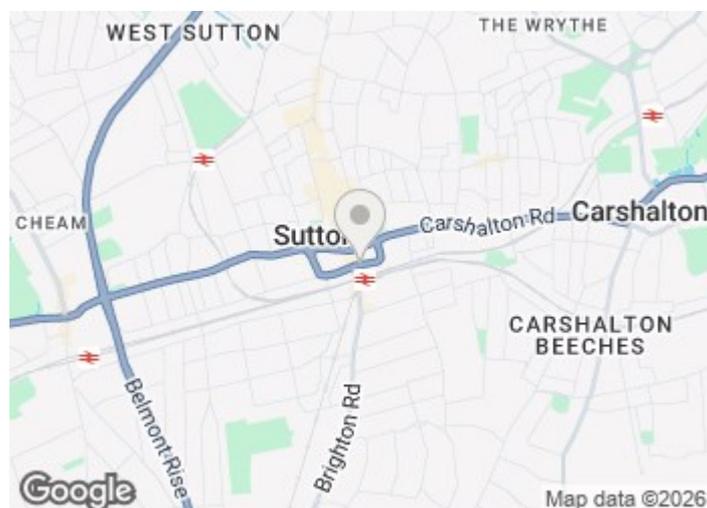
Bathroom

7'1 x 6'1 (2.16m x 1.85m)

## OUTSIDE

Large Private Balcony

31'2 x 3'3 (9.50m x 0.99m)

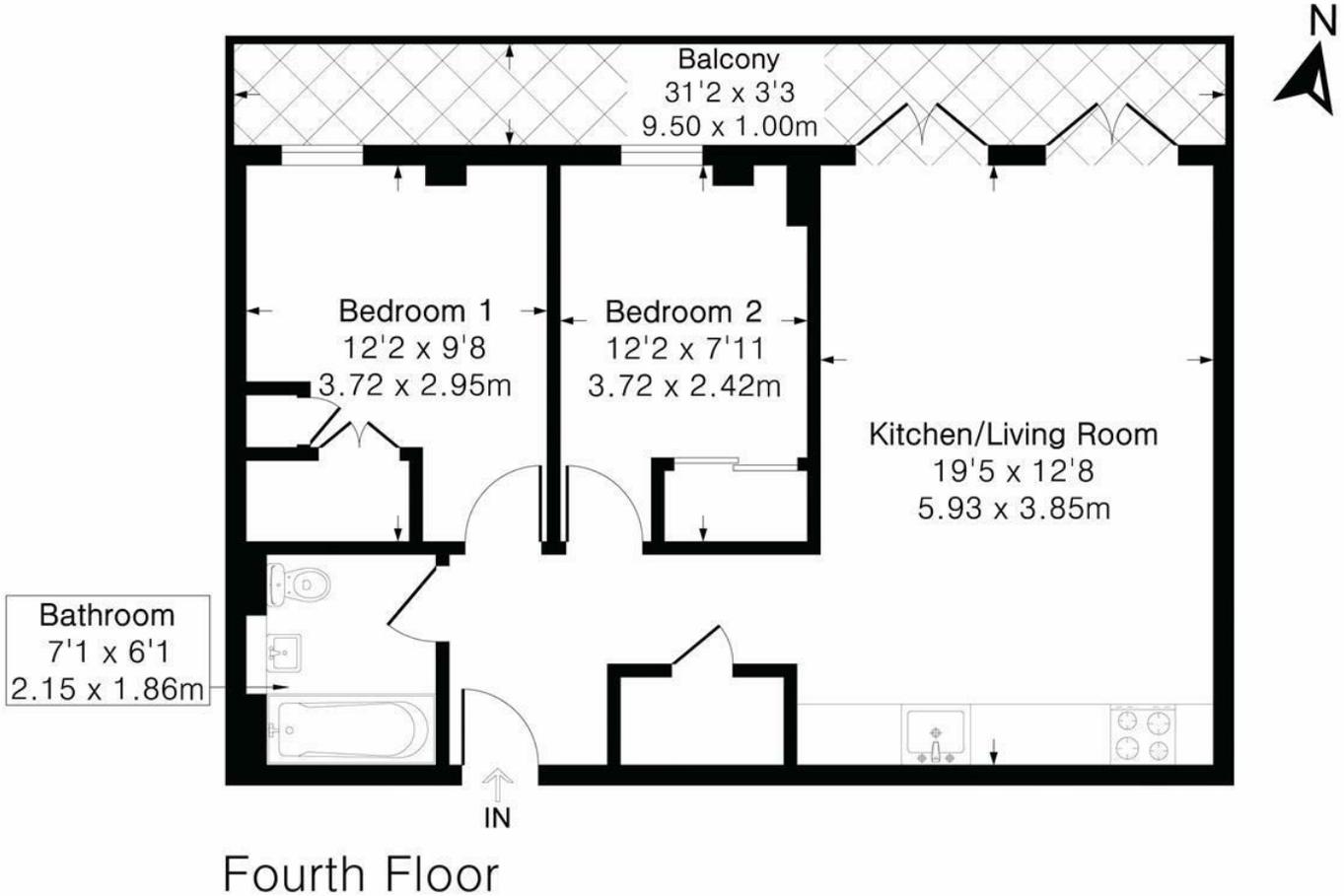


[Directions](#)



Floor Plan

Approximate Gross Internal Area 605 sq ft - 56 sq m



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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