



Overton Road, Sutton, SM2 6QP
£1,350 Per month



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PROPERTY SUMMARY

Nestled on the charming Overton Road in Sutton, this delightful purpose-built apartment offers a perfect blend of comfort and convenience. Spanning an inviting 522 square feet.

The heart of the home is a spacious reception room, providing a versatile space for relaxation or entertaining guests. Natural light floods through the windows, creating a warm and welcoming atmosphere. The layout is thoughtfully designed to maximise space, ensuring that every corner of the apartment is both functional and inviting. There is the added bonus of a garage included with the property.

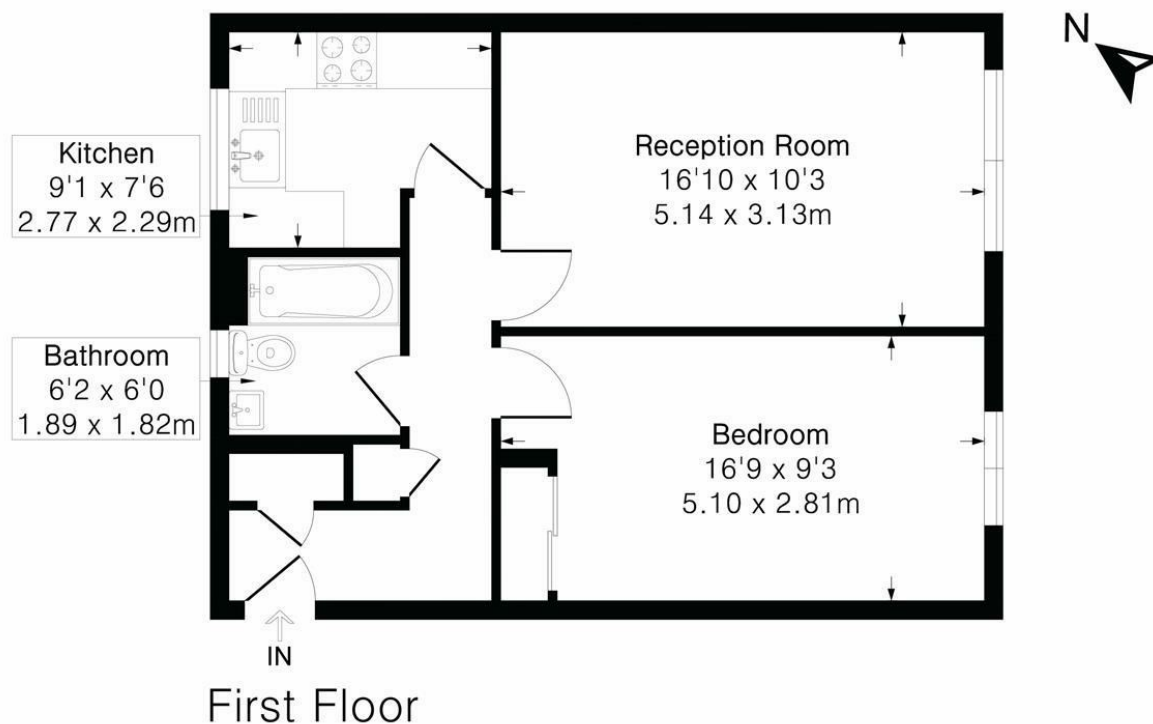
The location is superb, with easy access to local amenities, transport links, and green spaces.

This apartment presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after neighbourhood. This property is sure to impress. Do not miss the chance to make this charming apartment your own.





Approximate Gross Internal Area 522 sq ft - 49 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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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,557

PROPERTY AVAILABLE DATE
7th November 2025

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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