

# Butler's

thoughtful estate agency



Cressingham Grove, Sutton, SM1 4ES  
£1,650 Per month



# PROPERTY SUMMARY

Nestled in the charming area of Cressingham Grove, Sutton, this delightful maisonette offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The inviting reception room serves as a welcoming space for relaxation and entertaining, providing ample room for furnishings and personal touches. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

The maisonette features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The property is situated in a friendly neighbourhood, with local amenities, parks, and transport links just a stone's throw away, making it an excellent choice for those who value accessibility and community.

This property presents a wonderful opportunity for anyone looking to establish a home in a desirable location. With its appealing features and prime setting, this maisonette is not to be missed.



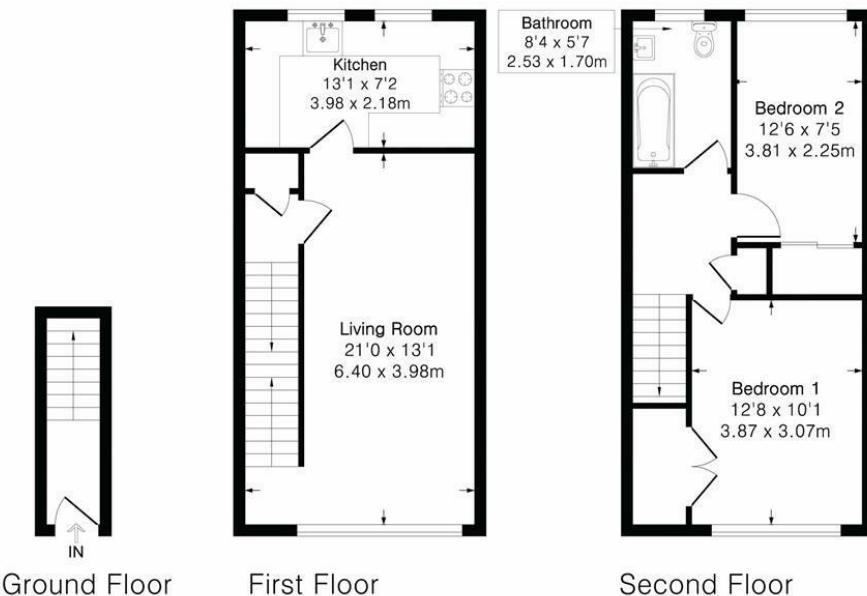


## Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 18 sq ft - 2 sq m

First Floor Area 370 sq ft - 34 sq m

Second Floor Area 370 sq ft - 34 sq m



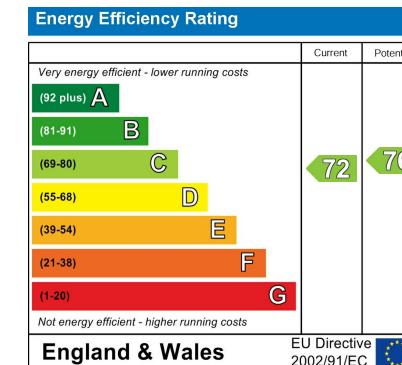
**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,903

**PROPERTY AVAILABLE DATE**  
27th January 2026

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only



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



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**Butler's**  
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**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**OFFICE DETAILS**  
020 39 170 160  
hello@butlershomes.co.uk  
butlershomes.co.uk