

# Butler's

thoughtful estate agency



## Sutton Court Road Sutton, SM1 4FQ

Situated within a highly sought-after modern development in the heart of Sutton, moments from the mainline station and vibrant high street, this beautifully presented apartment offers contemporary living at its finest.

Finished to an exceptional standard throughout, the property features a spacious and versatile open-plan reception area, ideal for both relaxing and entertaining. The bright living space enjoys elevated views and seamlessly incorporates a stylish, fully fitted kitchen, perfect for hosting while staying connected with guests.

The apartment boasts two generously sized bedrooms, both with large windows and ample space for storage, alongside a luxurious bathroom fitted with high-quality fixtures—ideal for unwinding after a long day.

£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)

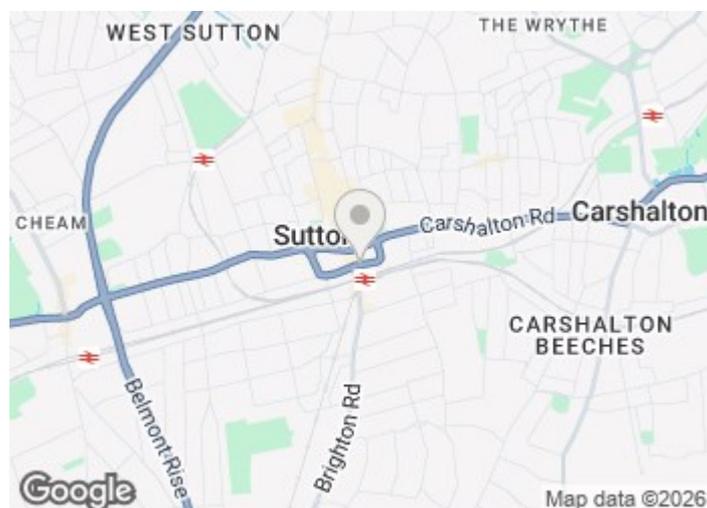
Bathroom

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

## OUTSIDE

Large Private Balcony

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

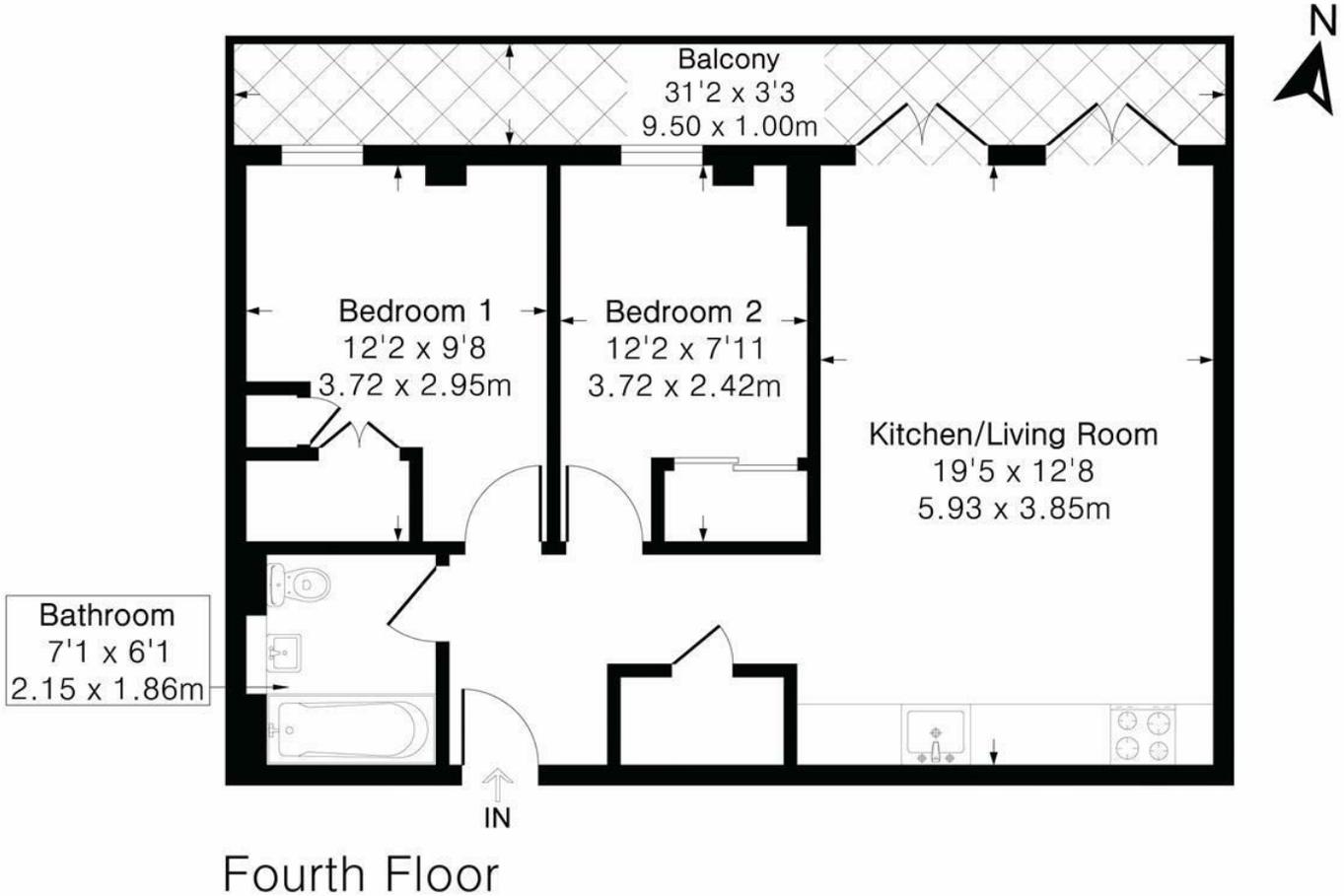


[Directions](#)



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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