

# Butler's

thoughtful estate agency



50 Cavendish Road, Sutton, SM2 5ER  
£1,200 Per month

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# PROPERTY SUMMARY

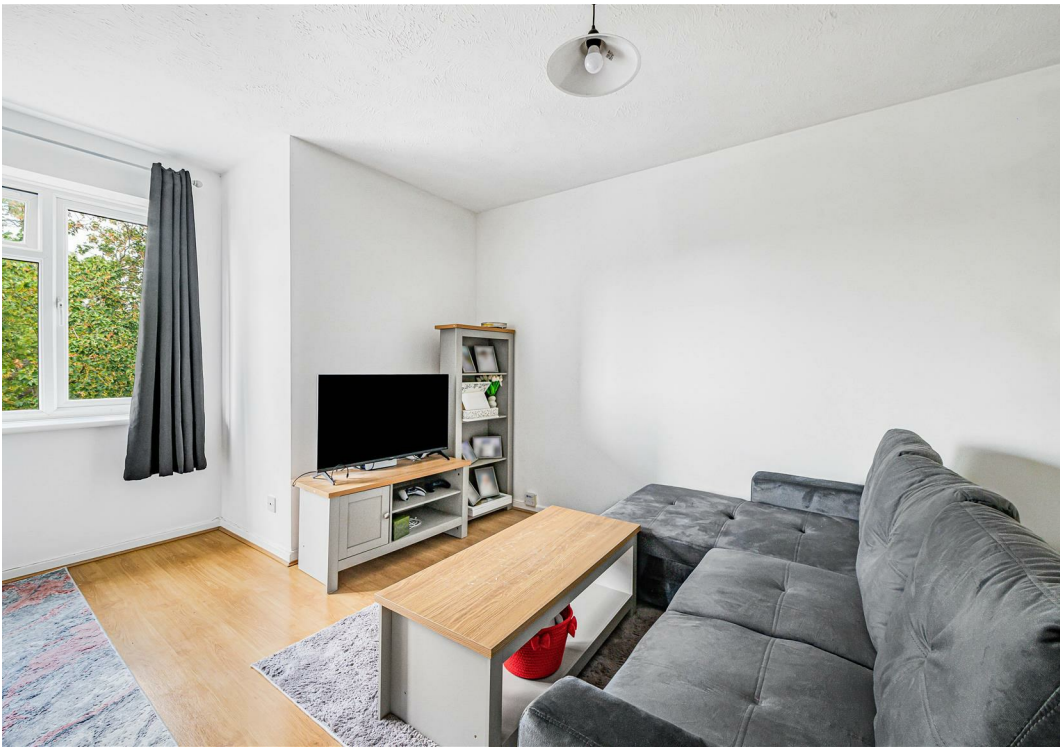
Positioned in a highly convenient Sutton location, this purpose-built flat at 50 Cavendish Road offers a smart and efficient living space ideal for professionals and couples.

The studio room is well laid out, providing a comfortable area for living and sleeping, while the separate kitchen delivers modern practicality with ample storage and workspace. A sleek bathroom and wooden flooring throughout enhance the property's contemporary feel.

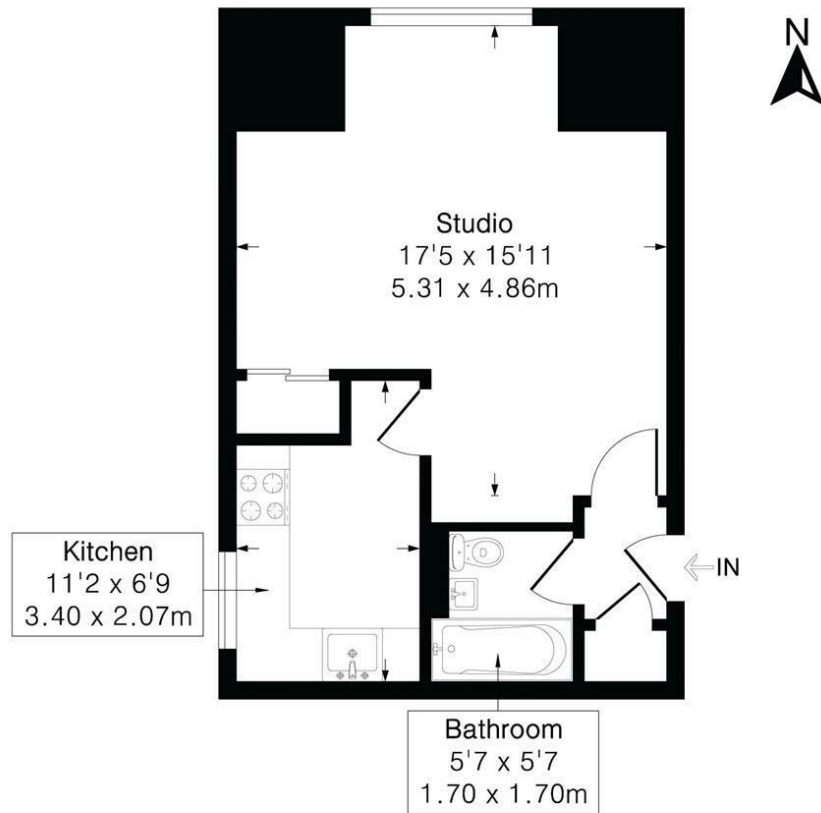
Allocated parking for one vehicle adds further appeal, particularly in this vibrant and well-connected neighbourhood. With Sutton station just a short walk away, residents benefit from excellent transport links and easy access to local amenities.

A superb option for those seeking a modern, low-maintenance home in a desirable location.





Approximate Gross Internal Area 388 sq ft - 36 sq m



Second Floor

LOCAL AUTHORITY  
Sutton

DEPOSIT REQUIRED  
£1,326

PROPERTY AVAILABLE DATE  
1st August 2026

COUNCIL TAX BAND  
B

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		69	78
(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

**Butler's**  
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