

Butler's

thoughtful estate agency



Gloucester Gardens, Sutton, SM1 3EY

£1,850 Per month



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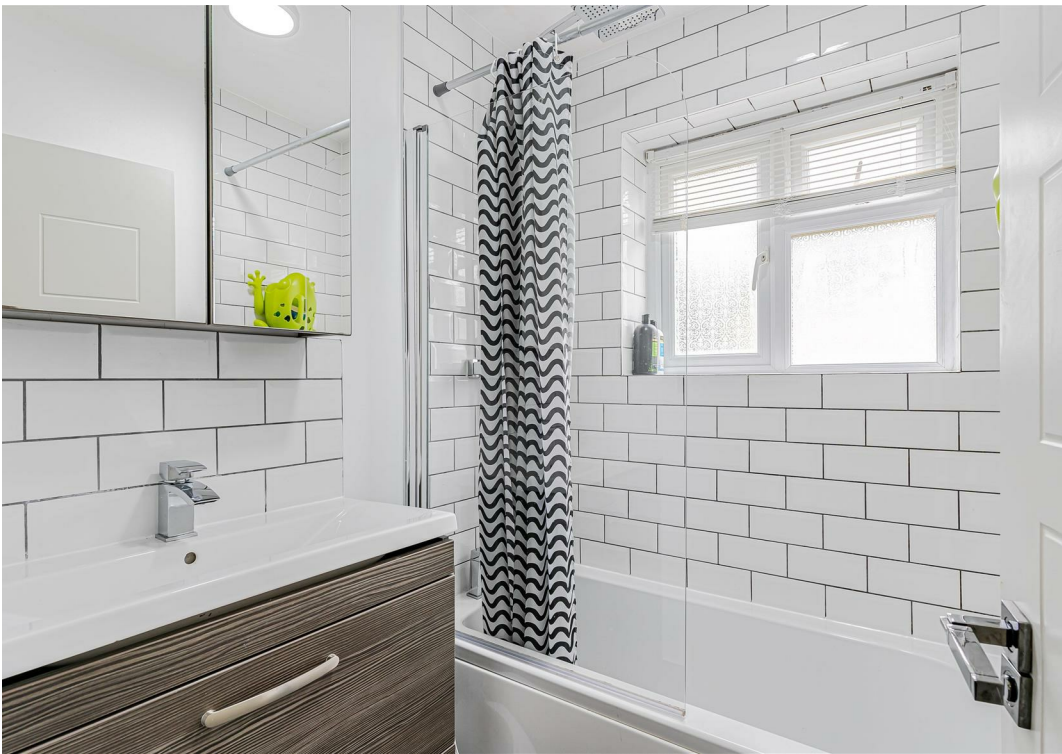
PROPERTY SUMMARY

A beautifully refurbished ground floor maisonette offering stylish, comfortable living just a short walk from Sutton Town Centre. The property features a spacious reception room with a modern finish, two well-proportioned bedrooms and a contemporary bathroom designed for everyday convenience.

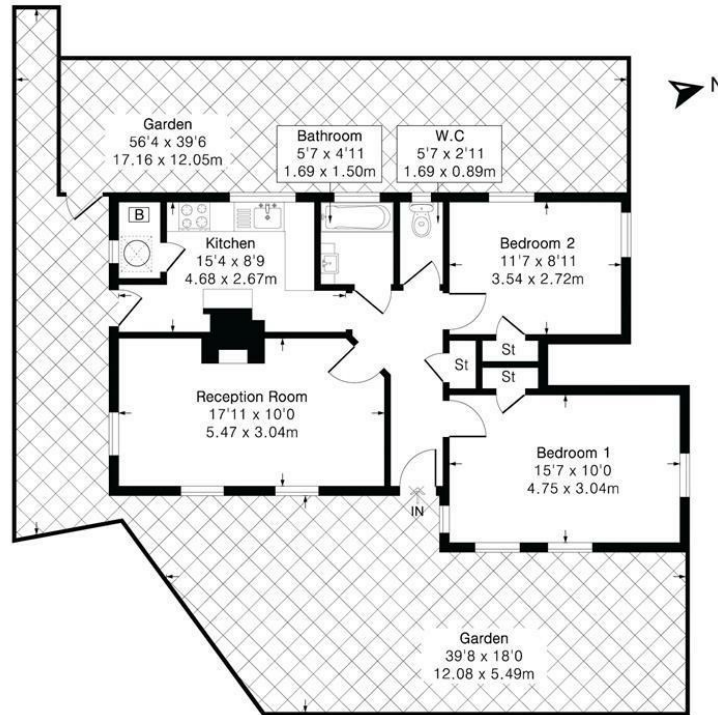
A standout feature is the large wrap-around private garden, providing exceptional outdoor space rarely found with properties of this type — ideal for relaxing, entertaining or enjoying time outdoors. The home also benefits from on-street parking and a peaceful residential setting close to shops, cafés and local amenities.

Perfect for tenants seeking a modern home with generous outdoor space in a highly convenient Sutton location.





Approximate Gross Internal Area 712 sq ft - 66 sq m



Ground Floor



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.



OFFICE ADDRESS
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 Sutton
 Surrey
 SM1 4FS



OFFICE DETAILS
 020 39 170 160
 lettings@butlershomes.co.uk
 butlershomes.co.uk

LOCAL AUTHORITY
 Sutton

DEPOSIT REQUIRED
 £2,134

PROPERTY AVAILABLE DATE
 1st August 2026

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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