



7 Cavendish Road, Sutton, SM2 5FY  
£1,850 Per month



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# PROPERTY SUMMARY

Nestled in the desirable area of Cavendish Road, Sutton, this charming purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 785 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

The flat boasts a welcoming reception room, providing a delightful space for relaxation and entertaining guests. With two bathrooms, including an en-suite, the property ensures ample facilities for both residents and visitors, enhancing the overall living experience.

The property is offered fully furnished and is in immaculate condition throughout, there is the additional bonuses of a private terrace and allocated parking.

Cavendish Road is well-connected, offering a range of local amenities, including shops, cafes, and parks, all within easy reach. The area is also served by excellent transport links, ensuring that you can easily explore the wider region.

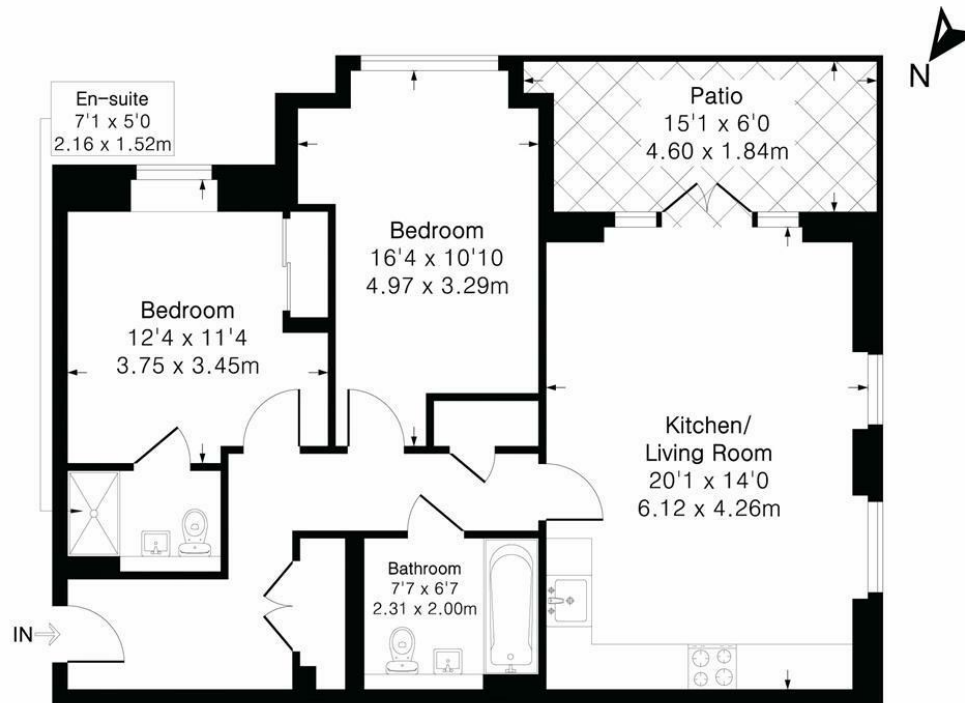
In summary, this flat on Cavendish Road presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. With its spacious layout, convenient parking, and prime location, this property is not to be missed.







**Approximate Gross Internal Area 785 sq ft - 73 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.

**Butler's**  
thoughtful estate agency

**OFFICE ADDRESS**  
18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

**Butler's**  
thoughtful estate agency

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

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£2,134

**PROPERTY AVAILABLE DATE**  
26th September 2025

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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