

Butler's

thoughtful estate agency



Carshalton Road, Sutton, SM1 4NG

£1,400 Per month



1



1



1



PROPERTY SUMMARY

Located on Carshalton Road, this ground floor flat offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertainment. The well-appointed bedroom ensures a peaceful retreat, while the bathroom is designed for both functionality and comfort.

One of the standout features of this home is its generous layout, which maximises space and light, creating a warm and welcoming atmosphere. The property is situated close to transport links, making commuting and exploring the surrounding areas a breeze.

For those who require parking, the property benefits from unallocated residents parking, adding to the convenience of living in this desirable neighbourhood. Whether you are a first-time buyer or looking to downsize, this house presents an excellent opportunity to enjoy a comfortable lifestyle in Sutton.

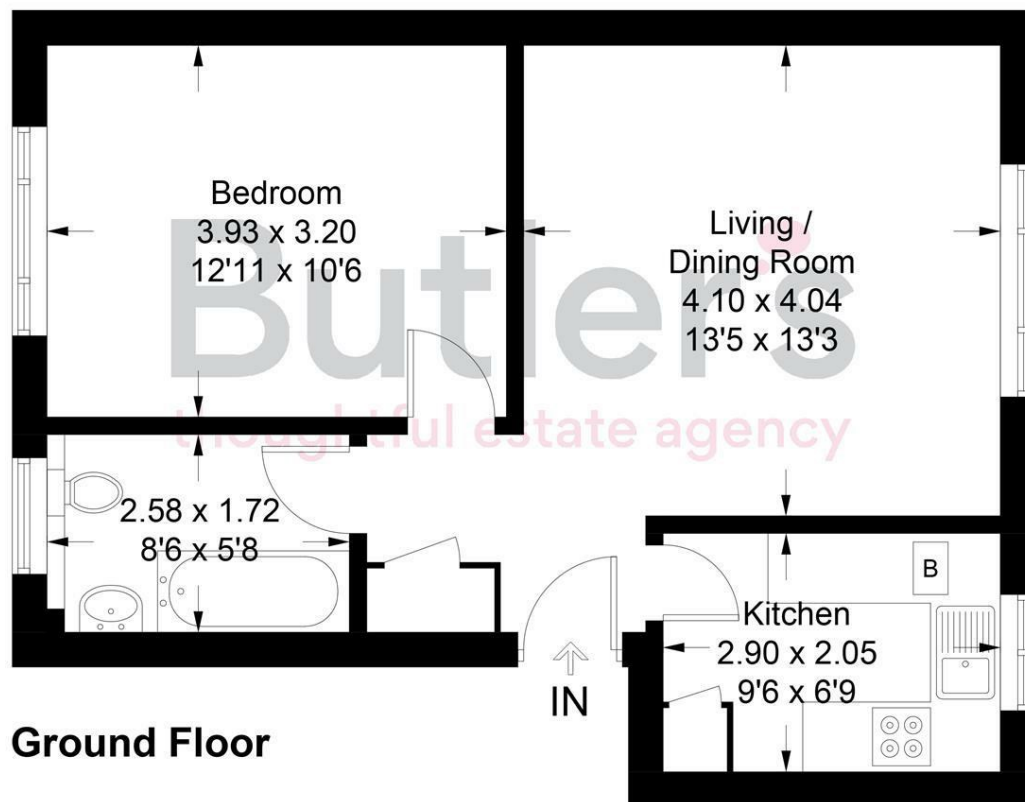
With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.





Carshalton Road

Approximate Gross Internal Area = 45.0 sq m / 484 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1321726)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,615

PROPERTY AVAILABLE DATE
31st July 2026

COUNCIL TAX BAND
C

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		
(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

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