

Butler's
thoughtful estate agency

Eaton Road, Sutton, SM2 5ED
£1,700 Per month



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PROPERTY SUMMARY

Nestled on the charming Eaton Road in Sutton, this delightful two-bedroom flat conversion offers a perfect blend of modern living and classic character. The property boasts a spacious layout, ideal for both individuals and small families seeking a comfortable home.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the flat. The well-proportioned bedrooms provide ample space for relaxation and rest, while the bathroom is thoughtfully designed to cater to your daily needs. The conversion has retained some of its original features, adding a touch of elegance to the contemporary design. The property has its own garden space which is undergoing renovation. There is residents parking on a first come first served basis as well as on street permit parking.

The location is particularly appealing, with easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living. Sutton's excellent transport links ensure that you are well-connected to the wider area, whether for work or leisure.

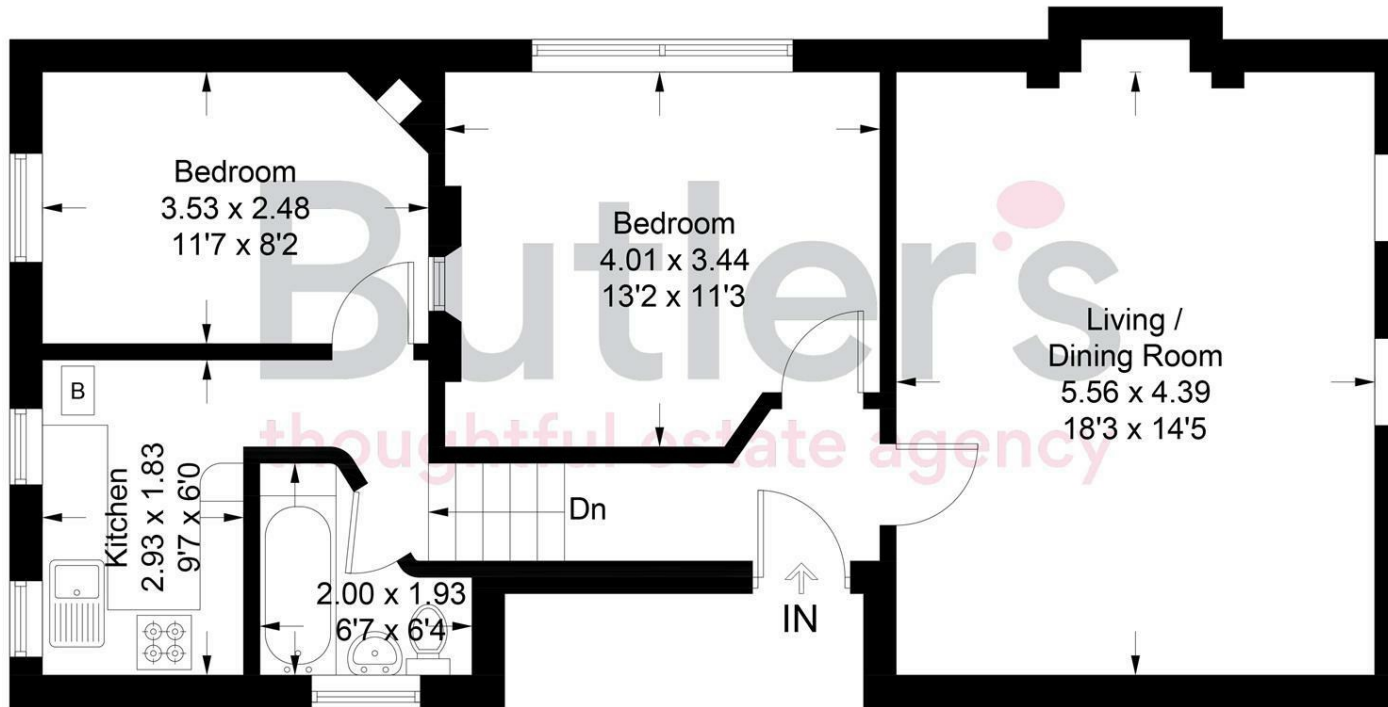
This flat is not just a place to live; it is a home that offers comfort and convenience in a vibrant community. With its attractive features and prime location, this property is an excellent opportunity for those looking to settle in Sutton. Don't miss the chance to make this charming flat your own.





Eaton Road

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219574)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,961

PROPERTY AVAILABLE DATE
15th July 2025

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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