

Butler's

thoughtful estate agency



7 Woodside Road, Sutton, SM1 3SU

£1,250 Per month



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PROPERTY SUMMARY

Nestled on the charming Woodside Road in Sutton, this delightful one-bedroom flat conversion offers a perfect blend of comfort and convenience. Spanning an efficient 335 square feet, the property is ideal for individuals or couples seeking a cosy living space in a vibrant community.

Upon entering, you are greeted by a welcoming reception room that provides a warm atmosphere, perfect for relaxation or entertaining guests. The well-proportioned bedroom offers a peaceful retreat, ensuring restful nights and a tranquil environment. The flat also features a modern bathroom, designed with functionality in mind, catering to all your daily needs.

The location is particularly advantageous, with easy access to local amenities, shops, and transport links, making commuting a breeze. Sutton is known for its friendly neighbourhood and community spirit, providing a wonderful backdrop for your new home.

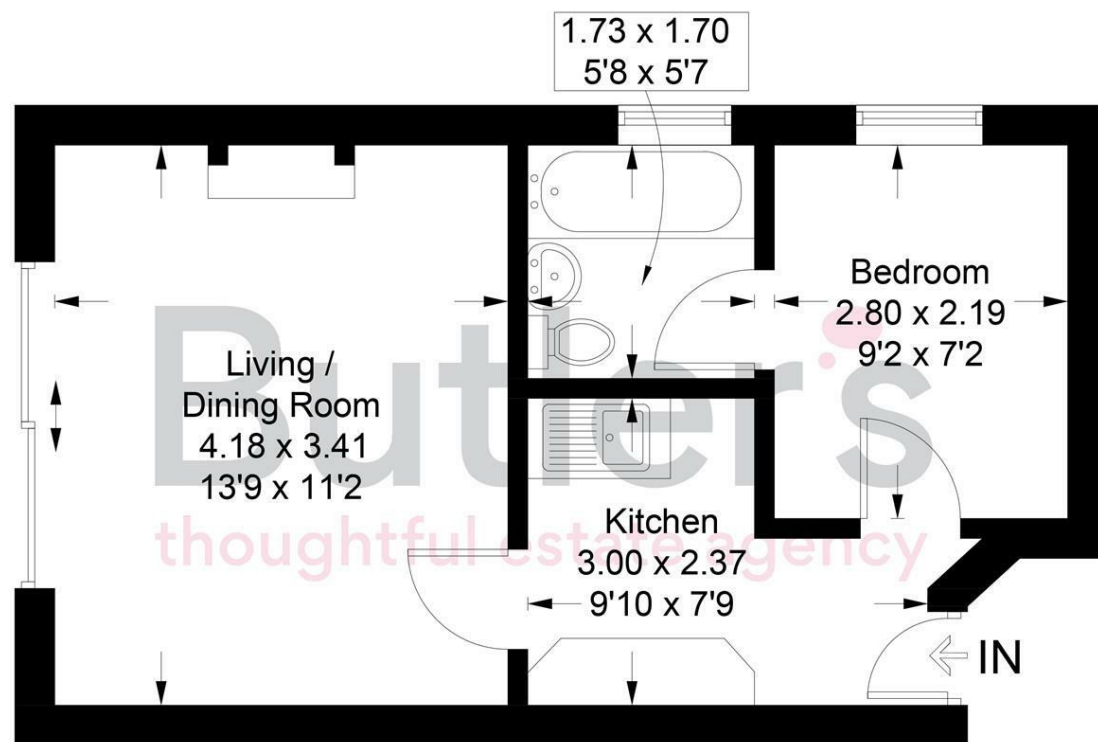
Embrace the opportunity to make this lovely space your own.





Woodside Road

Approximate Gross Internal Area = 31.1 sq m / 335 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239976)

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,442

PROPERTY AVAILABLE DATE
2nd October 2025

COUNCIL TAX BAND
A

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		
	59	76
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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