



93 Collingwood Road, Sutton, SM1 2QH
£1,200



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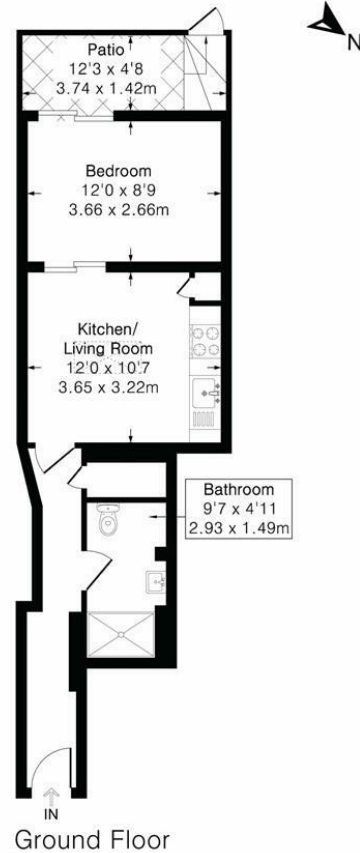
PROPERTY SUMMARY

Positioned in one of the most convenient roads in Sutton, this ground floor, recently converted apartment is offered in excellent condition inside, having been lovingly refitted to a high standard. Having an open plan layout, the lounge has enough space to relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a small dining table. The brilliant condition continues throughout, with a modern bathroom that is a sanctuary of style and peace, and a kitchen that has a good amount of workspace to cook up a storm in. You'll also love the bedroom that has lots of space for your wardrobes, with access onto the courtyard patio area. Location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!





Approximate Gross Internal Area 375 sq ft - 35 sq m



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

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,384

PROPERTY AVAILABLE DATE
29th September 2025

COUNCIL TAX BAND
B

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	79	79
(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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