

# Butler's

thoughtful estate agency



Sutton Court Road, Sutton, SM1 4FO  
£1,400 Per month



# PROPERTY SUMMARY

Nestled in the heart of Sutton, this charming purpose-built apartment on Sutton Court Road offers a delightful living space perfect for individuals or couples seeking comfort and convenience. Spanning an area of 379 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The apartment comprises one spacious bedroom, ideal for restful nights, and a modern bathroom that caters to all your daily needs. The layout is thoughtfully designed to maximise space, ensuring that every corner of the home is both functional and inviting.

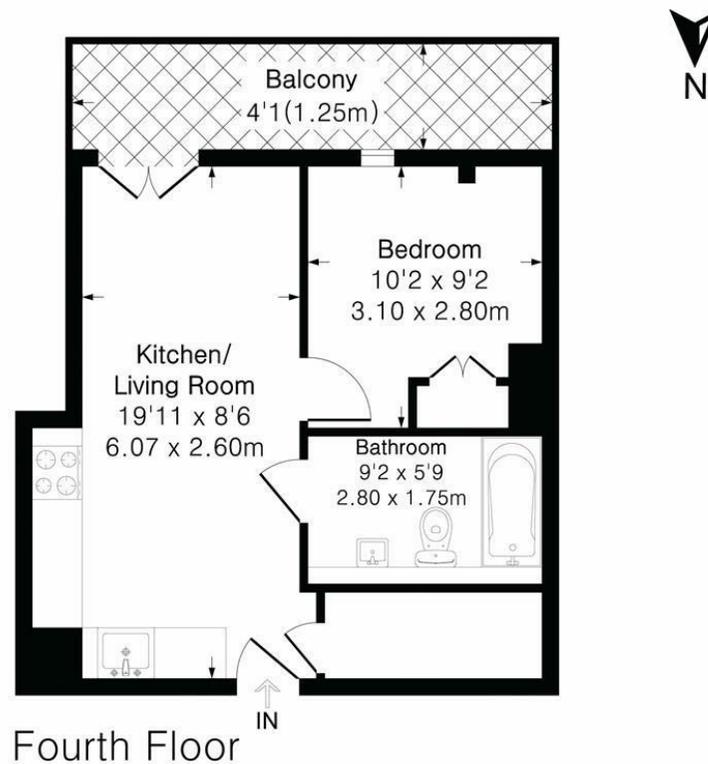
Sutton is known for its vibrant community and excellent transport links, making this location particularly appealing for those who commute or enjoy the amenities of urban living. With a variety of shops, cafes, and parks nearby, residents can enjoy a balanced lifestyle that combines the tranquillity of suburban life with the excitement of city conveniences.

With its prime location and well-designed living space, it is a property that should not be missed. Come and experience the charm of Sutton Court Road for yourself.





**Approximate Gross Internal Area 379 sq ft - 35 sq m**



**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,615

**PROPERTY AVAILABLE DATE**  
30th March 2026

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

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



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.



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