

# Butler's

thoughtful estate agency



Marshalls Road, Sutton, SM1 4DU  
£1,800 Per month



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# PROPERTY SUMMARY

Welcome to this charming property located on Marshalls Road in Sutton! This delightful flat boasts a spacious reception room, two good size bedrooms, and a modern bathroom, making it the perfect place to call home.

Situated in a purpose-built block, this property offers convenience and comfort. With parking available for one vehicle, you'll never have to worry about finding a spot after a long day. There is also a lift available in the block. The Kitchen boasts all the appliances you need with a fridge/freezer, oven/hob, washing machine and dishwasher ready to go.

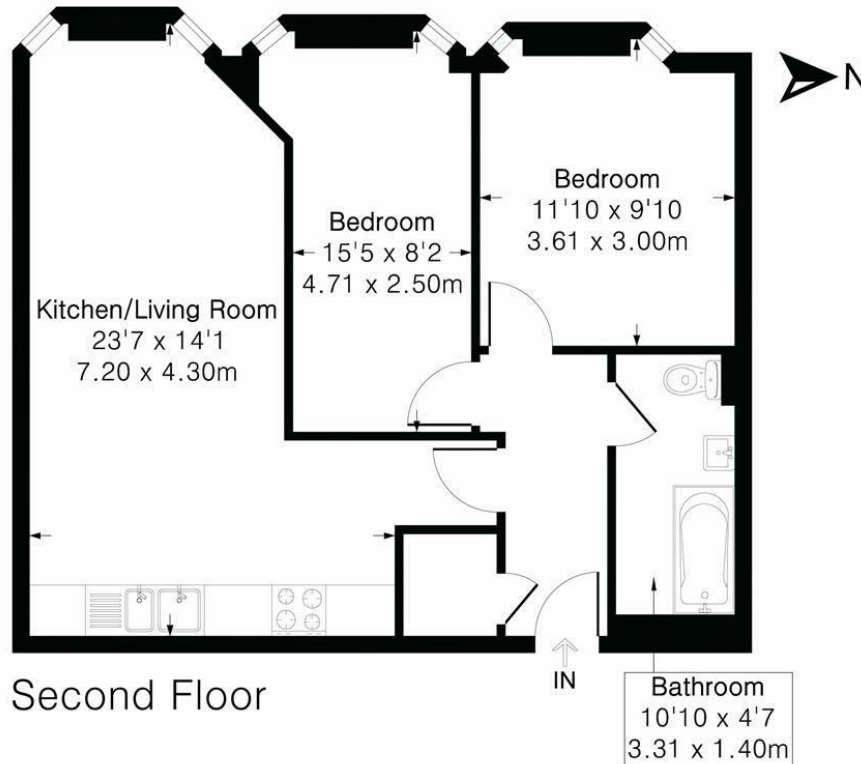
One of the highlights of this flat is the open-plan kitchen lounge area, ideal for entertaining guests or simply relaxing after a busy day. The seamless flow between the kitchen and lounge creates a spacious and inviting atmosphere.

Whether you're looking for a starter home or a fully equipped space to downsize, this property offers the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this lovely flat your own!





Approximate Gross Internal Area 620 sq ft - 58 sq m



LOCAL AUTHORITY  
Sutton

DEPOSIT REQUIRED  
£1,961

PROPERTY AVAILABLE DATE  
9th July 2026

COUNCIL TAX BAND  
D

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	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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



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 as defined by RICS code of measuring practise. No guarantee is given on 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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