

# Butler's

thoughtful estate agency



Lind Road, Sutton, SM1 4PU

£1,250 Per month

thoughtful estate agency



# PROPERTY SUMMARY

Nestled in the heart of Sutton, on the charming Lind Road, this purpose-built apartment offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-appointed reception room that serves as an inviting area for relaxation and entertainment.

The apartment boasts a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is designed with modern fixtures, ensuring a pleasant experience for daily routines.

With its prime location, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

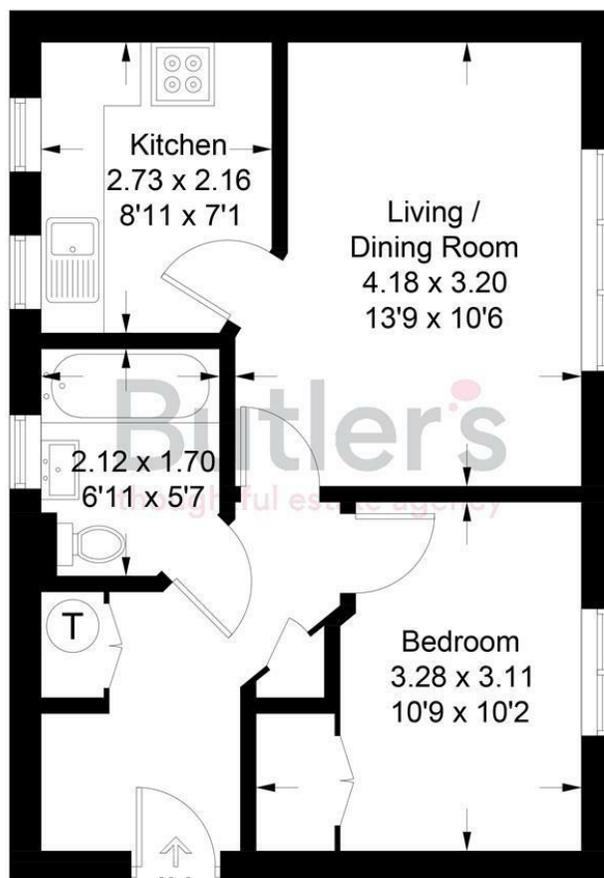
This apartment presents a wonderful opportunity for anyone looking to embrace a vibrant lifestyle in Sutton. Don't miss the chance to make this charming property your new home.





## Eleonora Terrace

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1285664)

### LOCAL AUTHORITY

Sutton

### DEPOSIT REQUIRED

£1,442

### PROPERTY AVAILABLE DATE

1st April 2026

### 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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### OFFICE ADDRESS

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### OFFICE DETAILS

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