

Butler's

thoughtful estate agency

Robin Hood Lane, Sutton, SM1 2SB

£1,700 Per month



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PROPERTY SUMMARY

Nestled in the charming area of Robin Hood Lane, Sutton, this delightful purpose-built flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

The property boasts a spacious reception room that provides an inviting space for relaxation and entertainment. The room is filled with natural light, creating a warm and airy atmosphere. It is the perfect setting for hosting friends or enjoying a quiet evening at home. The modern kitchen offers all you will need to cook up a storm. There is also a private balcony overlooking the tranquil development. Lastly there is the added bonus of residents parking.

The location of this property is particularly appealing, with easy access to local shops, schools, and public transport links, making it an excellent choice for those who commute or enjoy exploring the surrounding areas. Sutton is known for its friendly community and offers a variety of parks and recreational facilities, perfect for outdoor enthusiasts.

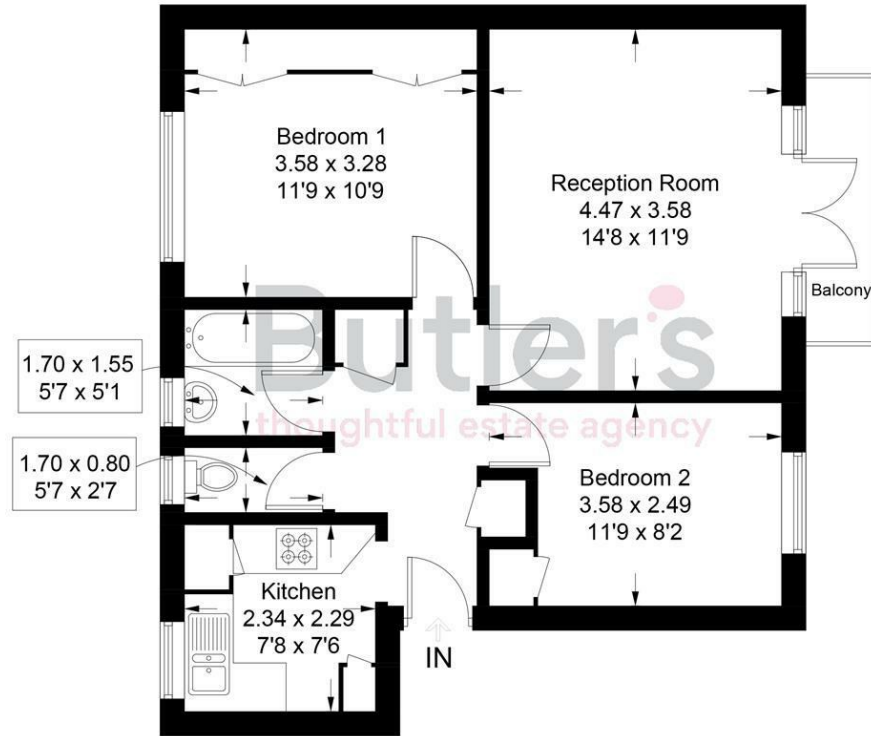
In summary, this two-bedroom flat on Robin Hood Lane presents a wonderful opportunity for anyone looking to settle in a desirable area. With its spacious reception room, convenient bathroom, and prime location, it is a property that should not be missed.





Marian Court

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247563)



LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,961

PROPERTY AVAILABLE DATE
15th October 2025

COUNCIL TAX BAND
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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	70	78
(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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