

Butler's

thoughtful estate agency



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Lind Road, Sutton, SM1 4PU

£1,350 Per month



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PROPERTY SUMMARY

Nestled in the charming area of Lind Road, Sutton, this delightful purpose-built flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a spacious reception room, providing an inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. The kitchen is also brand new, its the real standout in the fantastic apartment. Lets not forgot your own private outside space, a real gem.

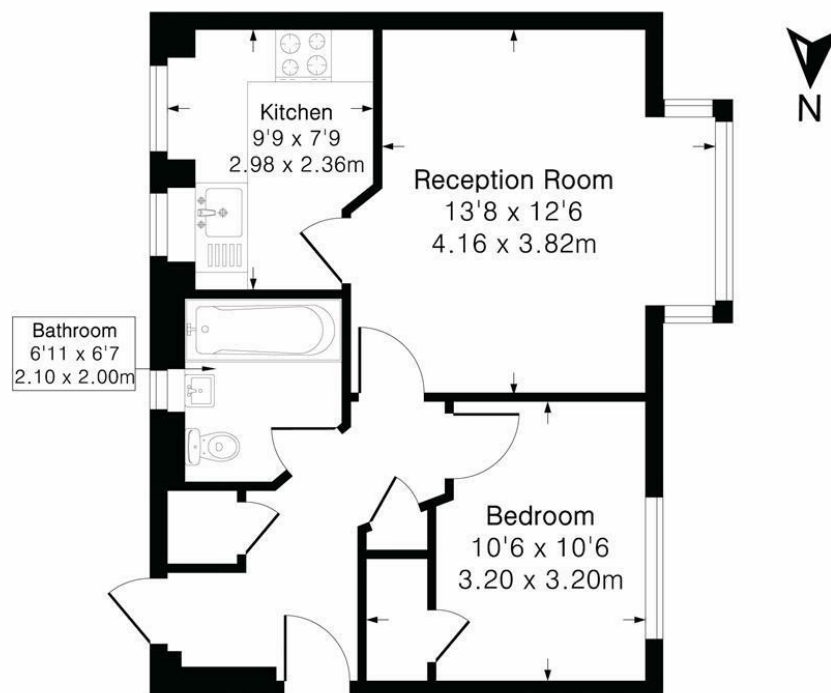
Sutton is known for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. This flat presents an excellent opportunity for those looking to enjoy a peaceful lifestyle while remaining connected to the conveniences of urban living.

This flat on Lind Road is a wonderful choice that combines practicality with a welcoming atmosphere. Do not miss the chance to make this charming property your new home.





Approximate Gross Internal Area 459 sq ft - 43 sq m



Basement



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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OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

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OFFICE DETAILS
020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,557

PROPERTY AVAILABLE DATE
21st May 2025

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		78
(55-68) D	56	
(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