

Butler's

thoughtful estate agency



Devonshire Avenue, Sutton, SM2 5JJ
£1,750 per month



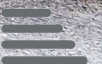
2



1



2



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PROPERTY SUMMARY

Nestled in the charming area of Devonshire Avenue, Sutton, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 708 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, or those seeking a spacious home office.

The flat boasts a thoughtfully designed layout that maximises space and natural light, creating a warm and inviting atmosphere. The living area is perfect for relaxation or entertaining guests, while the kitchen is equipped to meet all your culinary needs. The bathroom is well-appointed, ensuring a comfortable and functional space for daily routines.

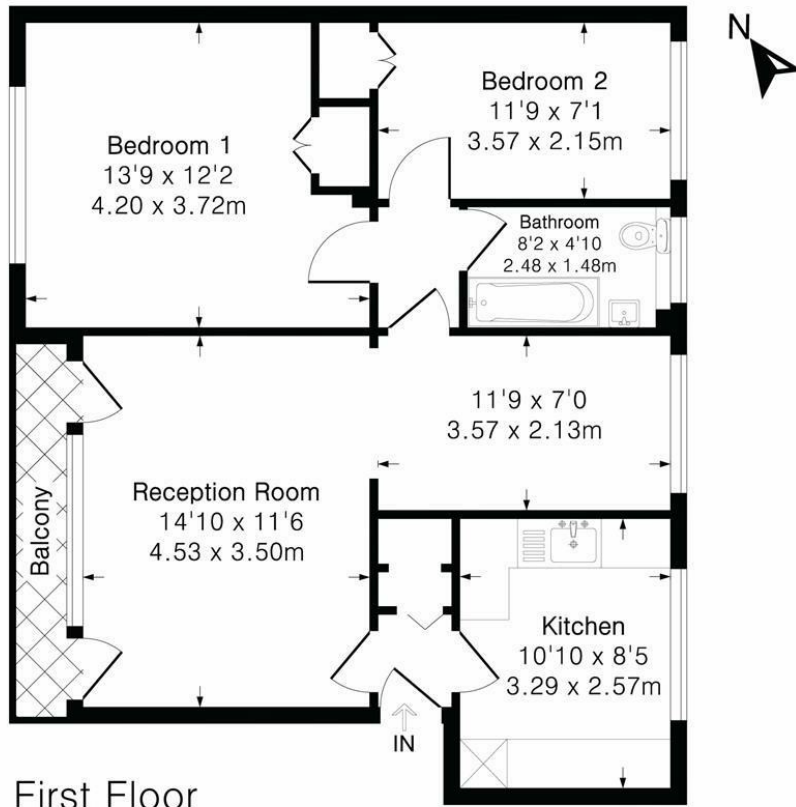
Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, parks, and excellent transport links, making commuting a breeze. The surrounding area is known for its friendly community and vibrant atmosphere, providing a wonderful environment to call home.

With its appealing features and prime location, it is sure to attract interest from a variety of tenants. Do not miss the chance to make this lovely flat your new home.





Approximate Gross Internal Area 700 sq ft - 65 sq m



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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SM1 4FS

Butler's
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020 39 170 160
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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,019

PROPERTY AVAILABLE DATE
25th July 2025

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	74	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