

Butler's
thoughtful estate agency

Albion Road, Sutton, SM2 5TF
£1,450 Per month



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PROPERTY SUMMARY

INTERNAL PHOTOS COMING SOON - This delightful flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Currently undergoing refurbishment, this property promises to be a fresh and inviting home, with internal photos to be shared soon.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. With one spacious bedroom, it offers a peaceful retreat for rest and rejuvenation. The bathroom is designed for practicality and comfort, catering to all your daily needs.

One of the standout features of this property is the ample parking available for two vehicles, a rare find in urban settings. This added convenience makes it an ideal choice for those with multiple cars or visitors.

Situated within walking distance to Sutton station, residents will benefit from excellent transport links, making commuting to London and beyond a breeze. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, ensuring that everything you need is within easy reach.

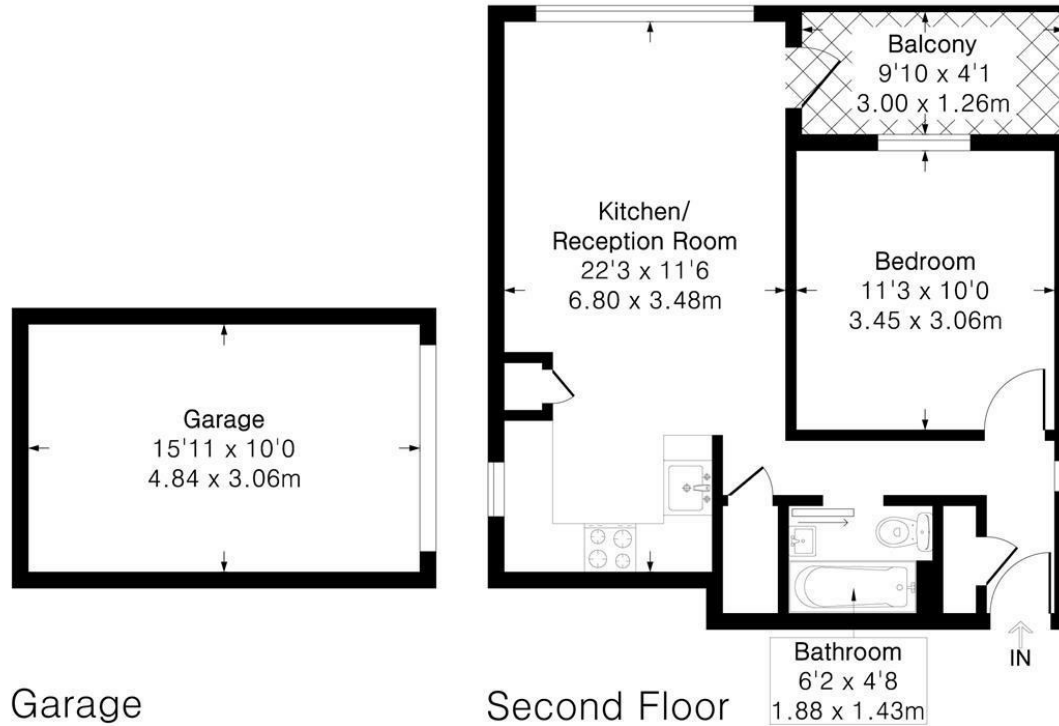
This unfurnished flat is available for long-term rental, allowing you the freedom to personalise the space to your taste. Whether you are a professional seeking a convenient base or a couple looking for a cosy home, this property is sure to meet your needs. Don't miss the chance to make this flat your new home in Sutton.





**Approximate Gross Internal Area 463 sq ft - 43 sq m
(Excluding Garage)**

Garage Area 159 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Sutton
Surrey
SM1 4FS

Butler's
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OFFICE DETAILS
020 39 170 160
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butlershomes.co.uk

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,673

PROPERTY AVAILABLE DATE
17th July 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	67	73
(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