

# Butler's

thoughtful estate agency



Sydney Road, Sutton, SM1 2QJ  
£1,450 Per month



# PROPERTY SUMMARY

Nestled on the desirable Sydney Road in Sutton, this charming purpose-built apartment offers a perfect blend of comfort and convenience. Spanning an inviting 508 square feet,

The property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. There is a modern kitchen which is open plan to the living area.

The apartment comprises one spacious bedroom, providing a peaceful retreat for rest and rejuvenation. 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 rare find in urban living that adds to the overall appeal.

With its prime location, residents will enjoy easy access to local amenities, transport links, and green spaces. This apartment is not just a place to live; it is a wonderful opportunity to embrace a vibrant lifestyle in Sutton.





## Sydney Road

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

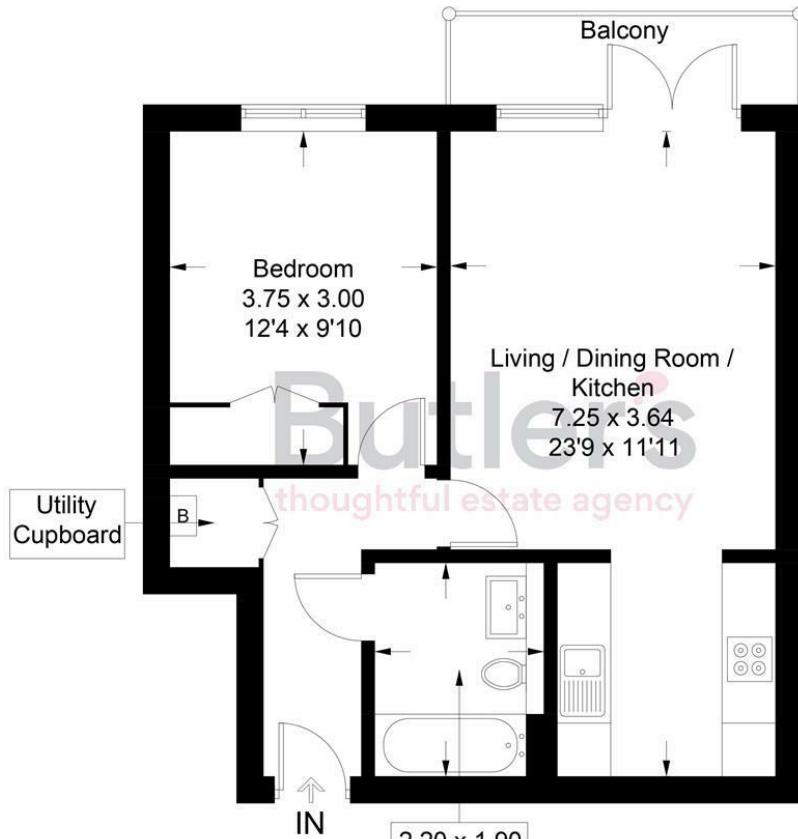


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1210694)

**LOCAL AUTHORITY**  
**Sutton**

**DEPOSIT REQUIRED**  
**£1,673**

**PROPERTY AVAILABLE DATE**  
**10th February 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	80
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

**Butler's**  
*thoughtful estate agency*

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