

Butler's

thoughtful estate agency

44A
WRYTHE LANE

Wrythe Lane, Carshalton, SM5 2RN

£1,650 Per month



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PROPERTY SUMMARY

This well-presented two-bedroom flat conversion with off street parking offers generous space and classic 1930s character in a highly convenient Carshalton location. With 646 sq ft of accommodation, the property provides a comfortable layout ideal for professional tenants, couples, or small families seeking a home with both charm and practicality.

The flat features a spacious reception room, offering plenty of room for both living and dining furniture, making it a great space for relaxing or entertaining. There are two well-proportioned bedrooms, each providing good versatility for sleeping, working from home, or additional storage. A neatly arranged bathroom completes the internal layout, positioned for easy access from all rooms.

Situated close to local shops, green spaces, and a range of amenities, the property benefits from excellent transport links into Sutton, Morden, and Central London. Carshalton's village-style atmosphere, parks, and community feel make it a popular choice for renters looking for a balance of convenience and tranquillity.

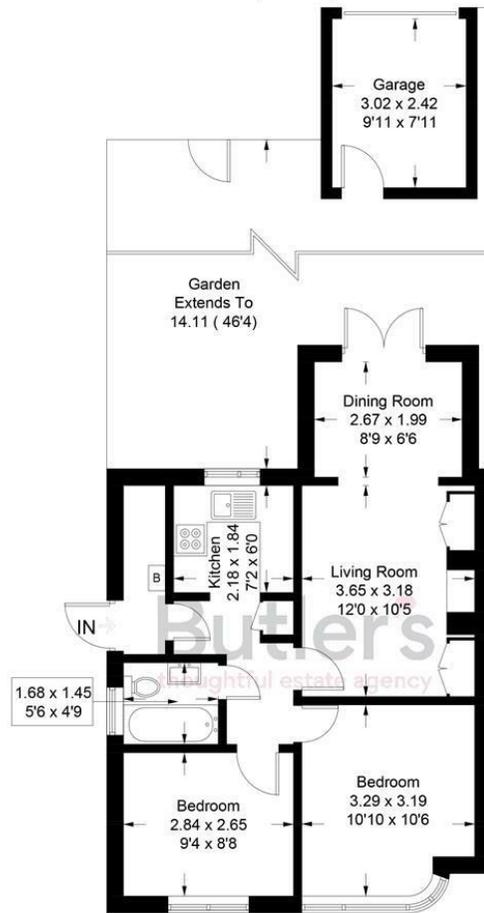
Offering character, space, and a desirable location, this Wrythe Lane flat is a strong option for tenants seeking comfortable living in a well-connected area.





Wrythe Lane

Approximate Gross Internal Area = 51.6 sq m / 555 sq ft
 Garage = 7.2 sq m / 77 sq ft
 Total = 58.8 sq m / 632 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourfabs.co © (ID1286062)

LOCAL AUTHORITY
 Sutton

DEPOSIT REQUIRED
 £1,903

PROPERTY AVAILABLE DATE
 1st May 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		62	
(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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