



713 London Road, Sutton, SM3 9DL  
£1,650 Per month



# PROPERTY SUMMARY

Nestled on London Road in the charming area of Cheam, Sutton, this modern purpose-built flat offers a delightful blend of comfort and convenience. Constructed in 2017, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The flat features two well-appointed bedrooms, providing ample space for a small family or professionals seeking a comfortable living environment. With two bathrooms, including an en-suite, morning routines are made effortless, ensuring privacy and convenience for all residents.

One of the standout features of this property is the allocated parking space for one vehicle, a rare find in this bustling area, making it ideal for those who commute or enjoy the ease of having a car.

The location itself is a significant advantage, with easy access to local amenities, transport links, and green spaces, making it a perfect choice for those who appreciate both urban living and a touch of nature.

This flat is an excellent opportunity for anyone wanting a modern, well-located property in Cheam. This home is sure to impress with its thoughtful layout and contemporary finishes.





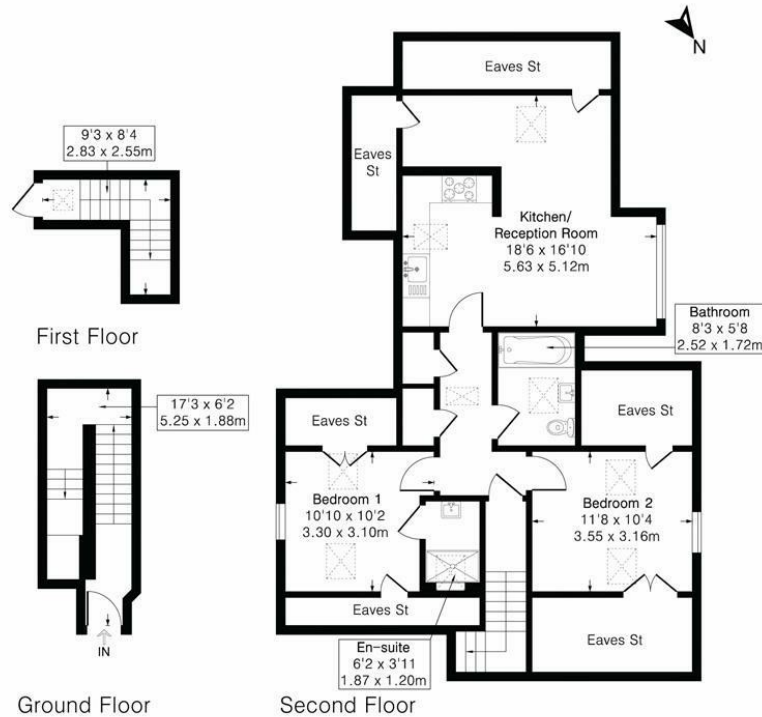


## Approximate Gross Internal Area 858 sq ft - 80 sq m

Ground Floor Area 95 sq ft – 9 sq m

First Floor Area 43 sq ft – 4 sq m

Second Floor Area 720 sq ft – 67 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.

**Butler's**  
thoughtful estate agency

### OFFICE ADDRESS

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Surrey  
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**Butler's**  
thoughtful estate agency

### OFFICE DETAILS

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**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,903

**PROPERTY AVAILABLE DATE**  
6th March 2026

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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