

**Butler's**  
thoughtful estate agency



Grove Avenue, Sutton, SM1 2DA  
£1,550 Per month



# PROPERTY SUMMARY

Nestled in the charming area of Grove Avenue, Sutton, this delightful maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 622 square feet, the property features a well-appointed reception room that serves as an inviting space for relaxation and entertaining guests.

The maisonette boasts two spacious bedrooms, providing ample room for rest and personal space. The layout is thoughtfully designed to maximise both light and functionality, making it an ideal home for individuals or small families. The bathroom is well-equipped, ensuring that all your daily needs are met with ease.

Situated in a desirable location, this property benefits from close proximity to local amenities, including shops, parks, and excellent transport links, making it easy to explore the wider area.

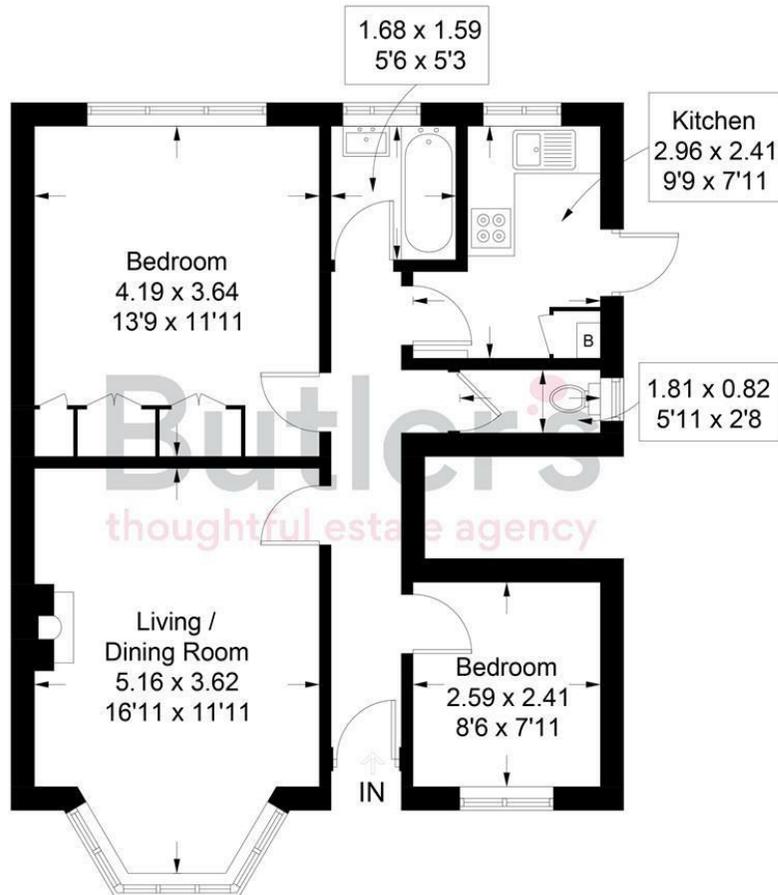
Do not miss the chance to make this charming property your new home.





## Grove Avenue

Approximate Gross Internal Area = 57.8 sq m / 622 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272779)

LOCAL AUTHORITY  
Sutton

DEPOSIT REQUIRED  
£1,788

PROPERTY AVAILABLE DATE  
13th March 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                                   |    |                            | 75        |
| (55-68) D                                   | 63 |                            |           |
| (39-54) E                                   |    |                            |           |
| (21-38) F                                   |    |                            |           |
| (1-20) G                                    |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| England & Wales                             |    | EU Directive<br>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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#### OFFICE ADDRESS

18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

#### OFFICE DETAILS

020 39 170 160  
lettings@butlershomes.co.uk  
butlershomes.co.uk