

Palmerston Road, Sutton SM1

Monthly Rental Of £1,200

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



**Summary:**

A modern one bedroom ground floor apartment in this gated development. Open plan kitchen with integrated appliances, modern shower room. The apartment also benefits with off street parking. The apartment is moments from all local amenities and transport links. Sutton station offers regular services to central London stopping at Clapham Junction, London Bridge, London Victoria and London Waterloo, as well as trains to Epsom, Wimbledon and Dorking making it an ideal property for professional tenants commuting. Mains Electric

**One Bedroom Apartment**

**Allocated Parking**

**Open Plan Kitchen**

**Close to Town Centre**

**Available 26th June 2024**

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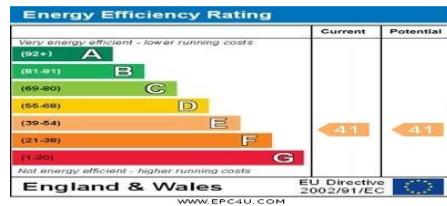


Tenure:

Council Tax: B

Local Authority:

EPC Rating: E



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.