

Butler's

thoughtful estate agency

50 St. James Road, Sutton, SM1 2TR
£1,650 Per month



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PROPERTY SUMMARY

A stylish 2 bedroom ground floor apartment in a quiet residential road.

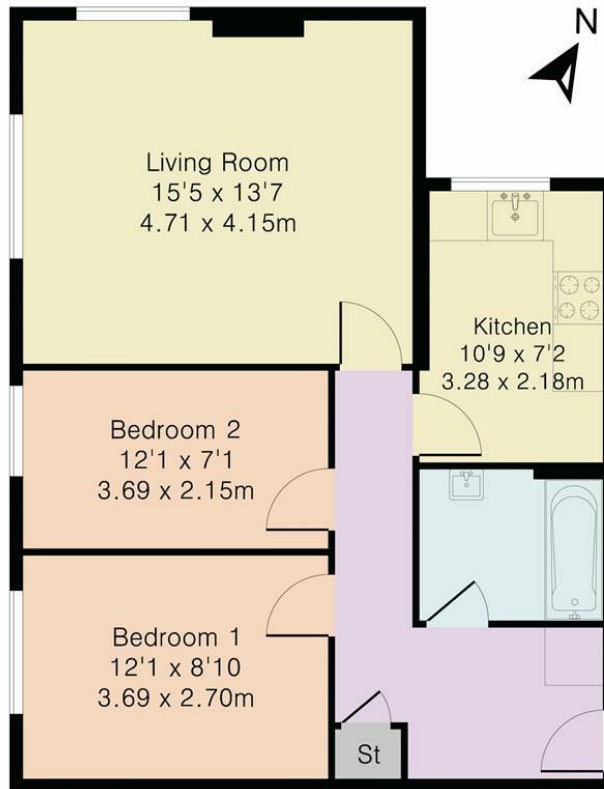
The property has recently been redecorated throughout with both a new kitchen and bathroom and is ready to move into. There are 2 good size bedrooms and plenty of natural light.

The property also benefits from having a garage withing the development included in the rental. It is a short walk from Sutton town centre and mainline train station.





Approximate Gross Internal Area 640 sq ft – 59 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

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OFFICE ADDRESS
18 Sutton Plaza
Sutton
Surrey
SM1 4FS

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

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,903

PROPERTY AVAILABLE DATE
1st August 2024

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		69	75
(55-68) D			
(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