

Butler's

thoughtful estate agency

Hurstcourt Road, Sutton, SM1 3JG
£1,850 Per month



PROPERTY SUMMARY

Nestled in the charming area of Hurstcourt Road, Sutton, this delightful purpose-built apartment offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this residence is ideal for families or professionals seeking a spacious living environment.

The layout is thoughtfully designed to maximise natural light, creating a warm and airy atmosphere throughout.

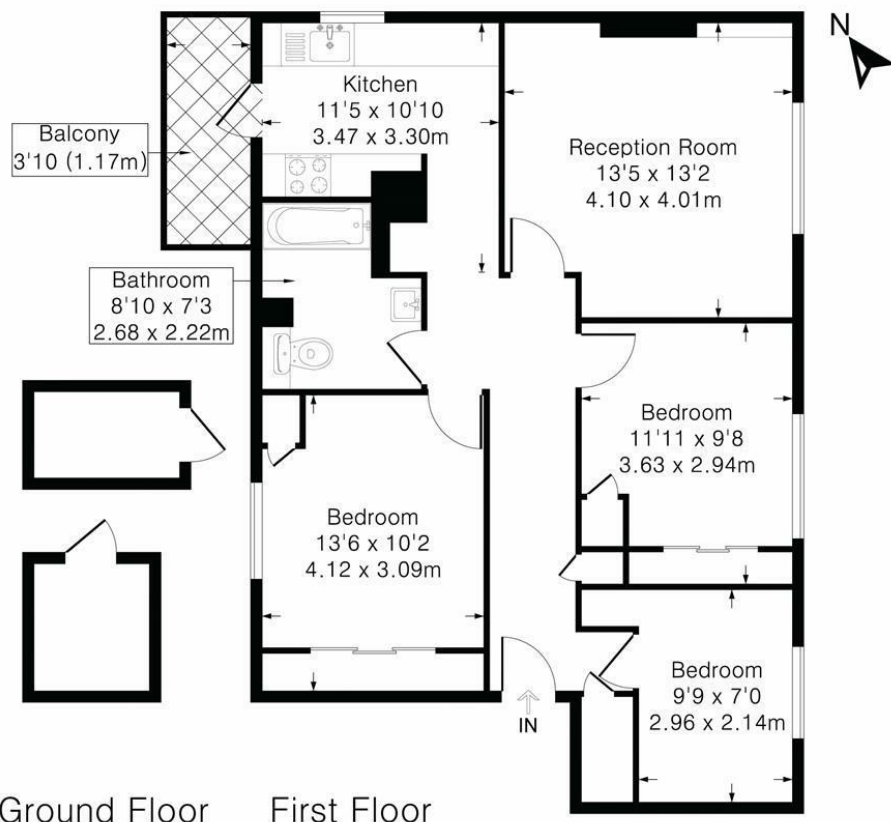
Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. Sutton is known for its excellent transport links, ensuring that commuting to London and other nearby areas is both straightforward and efficient.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant neighbourhood while enjoying the comforts of a well-designed apartment.





Approximate Gross Internal Area 846 sq ft - 79 sq m



Ground Floor

First Floor



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

OFFICE DETAILS

020 39 170 160
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butlershomes.co.uk

LOCAL AUTHORITY

Sutton

DEPOSIT REQUIRED

£2,134

PROPERTY AVAILABLE DATE

1st April 2025

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	73	83
(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