

# Butler's

thoughtful estate agency

Sydney Road, Sutton, SM1 2QJ  
£1,850 Per month





# PROPERTY SUMMARY

Nestled on the charming Sydney Road in Sutton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an inviting 721 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, providing a warm and welcoming atmosphere throughout.

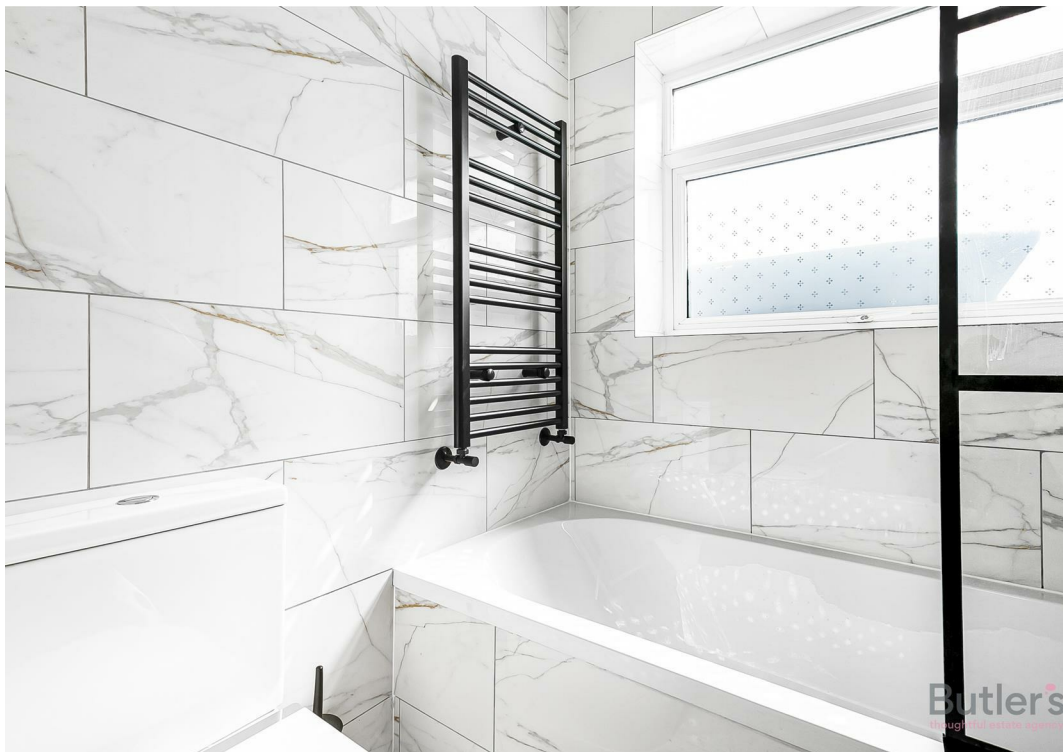
The house boasts two spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents. This property is perfect for small families, couples, or individuals seeking a modern home in a vibrant community.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate a balanced lifestyle. With excellent transport links nearby, commuting to central London or other areas is both straightforward and efficient.

This mid-terrace house on Sydney Road presents a wonderful opportunity for anyone looking to establish themselves in a friendly neighbourhood. With its charming features and practical layout, it is sure to appeal. Do not miss the chance to make this lovely property your new home.







## Sydney Road

Approximate Gross Internal Area = 67.0 sq m / 721 sq ft  
(Excluding Sheds)

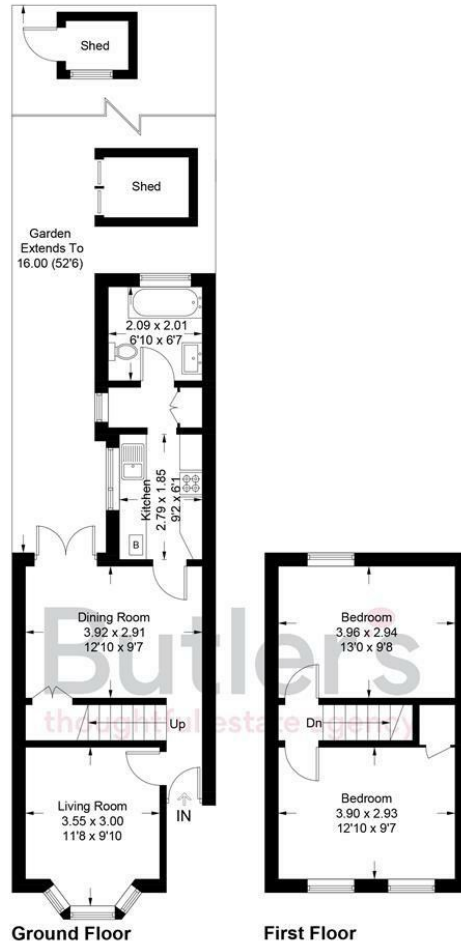


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1134352)

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£2,134

**PROPERTY AVAILABLE DATE**  
1st May 2025

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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

**Butler's**  
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