



Abbotsleigh Close, Sutton, SM2 6QX  
£1,350 Per month





# PROPERTY SUMMARY

Nestled in the tranquil setting of Abbotsleigh Close, Sutton, this charming purpose-built apartment offers a delightful living experience. Spanning an area of 526 square feet, the property is designed to maximise space and comfort, making it an ideal choice for individuals or couples seeking a spacious home.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The large double bedroom provides a peaceful retreat, ensuring a restful night's sleep. The apartment also features a well-appointed bathroom, designed with modern fixtures to cater to your daily needs. The kitchen provides a great place to cook up a storm with all the appliances in place.

The location of this apartment is particularly appealing, as it combines the convenience of urban living with the serenity of a residential neighbourhood. Sutton boasts a variety of local amenities, including shops, cafes, and parks, all within easy reach. Excellent transport links further enhance the appeal, making commuting to central London and surrounding areas a breeze.

With its thoughtful layout and prime location, this apartment is sure to attract a lot of interest. Do not miss the chance to make this delightful space your own.

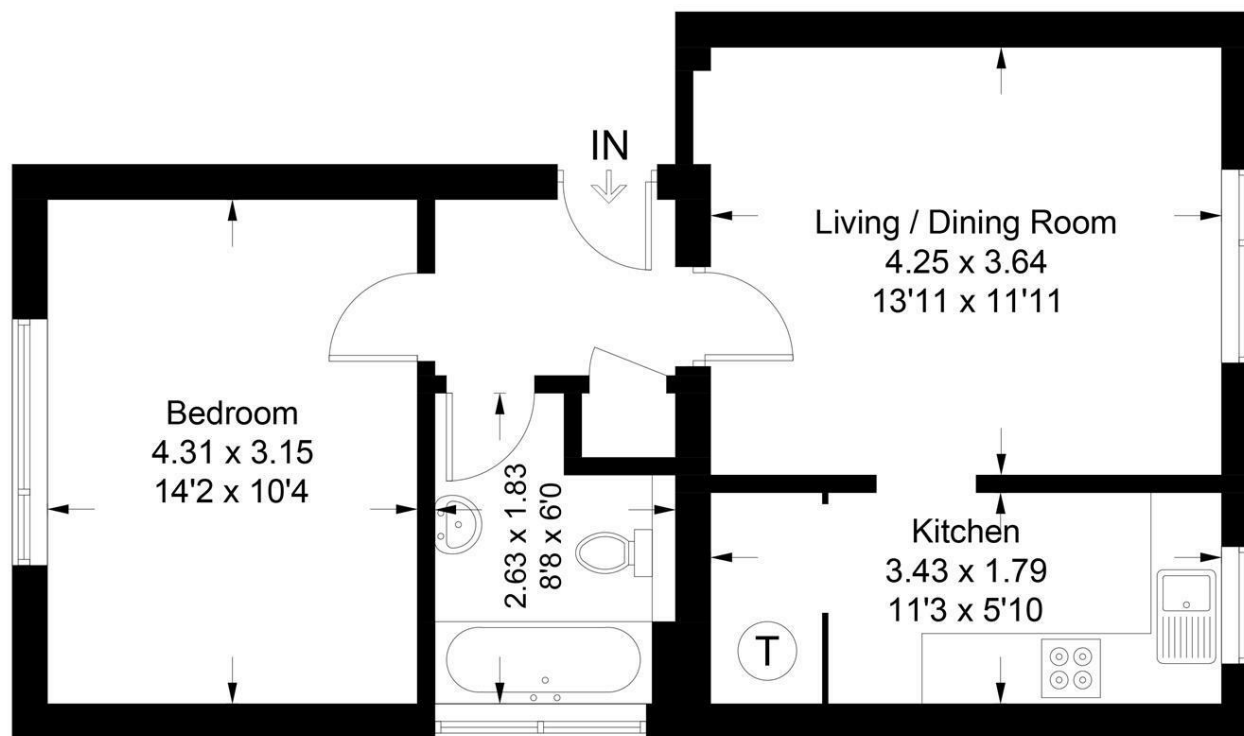






## Abbotsleigh Close

Approximate Gross Internal Area = 48.9 sq m / 526 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID847294)

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,557

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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