

Butler's  
thoughtful estate agency

19 Lind Road, Sutton, SM1 4RH  
£1,700 Per month





# PROPERTY SUMMARY

Nestled in the charming area of Lind Road, Sutton, this purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 738 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

The flat boasts a welcoming reception room, perfect for relaxation or entertaining guests. With two bathrooms, including an en-suite, the property ensures ample privacy and convenience for its residents.

Additionally, the flat comes with the added benefit of parking for one vehicle, a valuable asset in this bustling area.

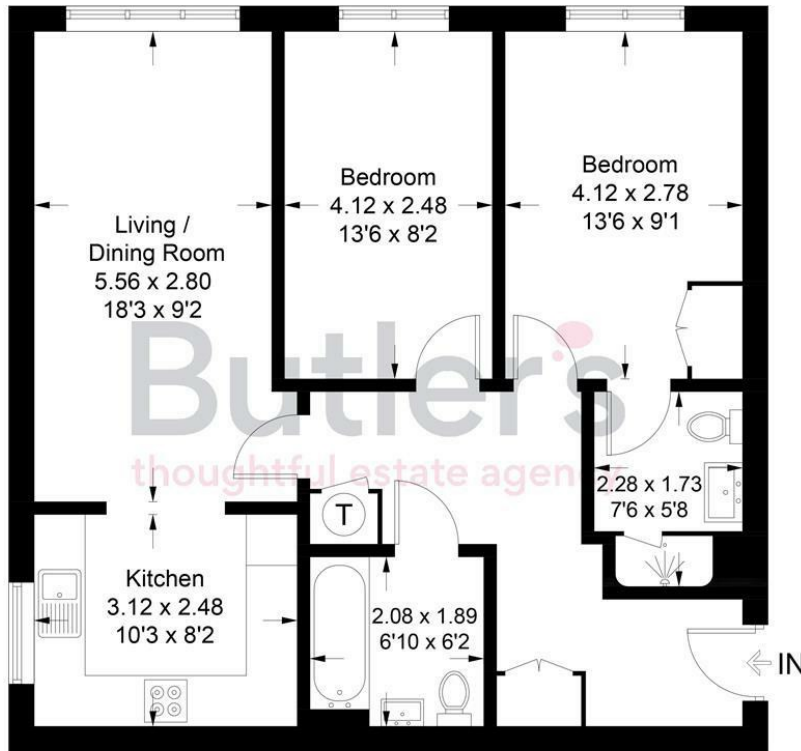
Lind Road is well-connected, providing easy access to local amenities, shops, and transport links, making it a desirable location for those who appreciate both tranquillity and accessibility. This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely flat your new home.





## Nightingale Court

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1208148)

**Butler's**  
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### OFFICE ADDRESS

18 Sutton Plaza  
Sutton  
Surrey  
SM1 4FS

### OFFICE DETAILS

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

**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,961

**PROPERTY AVAILABLE DATE**  
24th June 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	63	
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