



Station Road, Sutton, SM2 6BG
£1,650 Per month

PROPERTY SUMMARY

Nestled on the charming Station Road in Belmont, this delightful two-bedroom flat conversion offers a perfect blend of modern living and classic character. Spanning an inviting 587 square feet, the property is designed to maximise space and comfort, making it an ideal choice for young professionals, couples, or small families.

Upon entering, you are greeted by a warm and welcoming atmosphere, with well-proportioned rooms that allow for both relaxation and entertaining. The flat features two bright bedrooms, providing ample room for rest and personal space. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents. There are also two generously sized storage cupboards in the property.

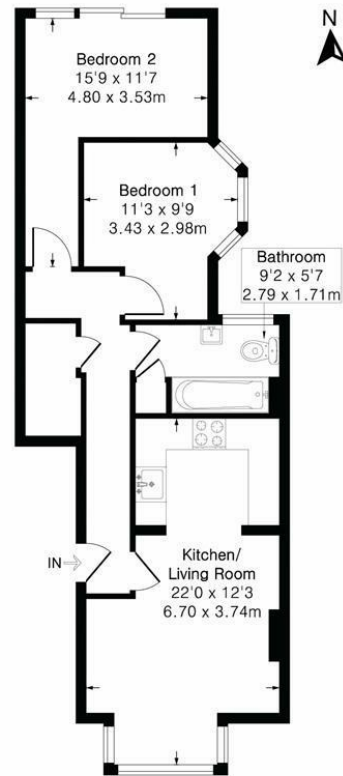
The location on Station Road is particularly advantageous, offering easy access to local amenities, shops, and transport links, making commuting a breeze.

This flat conversion is a rare find, combining modern conveniences with the charm of a period property. Do not miss the chance to make this delightful property your new home.





Approximate Gross Internal Area 587 sq ft - 55 sq m



Ground 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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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,903

PROPERTY AVAILABLE DATE
5th July 2025

COUNCIL TAX BAND
B

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 | 79 |
| (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