



36 Sutton Court Road, Sutton, SM1 4FF  
£1,500 Per month



# PROPERTY SUMMARY

Nestled in the heart of Sutton, this charming flat on Sutton Court Road offers a delightful blend of comfort and convenience.

With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The flat features a spacious reception room, perfect for relaxation or entertaining guests, allowing for a warm and inviting atmosphere. The bathroom is thoughtfully designed, providing a serene space for your daily routines. One of the standout features of this property is the allocated parking space, a rare find in such a desirable location, ensuring that you have a secure and convenient place for your vehicle.

Sutton is known for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. Public transport links are also readily available, making commuting to London and surrounding areas a breeze.

This flat presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a well-connected area. Do not miss the chance to make this lovely flat your new home.









**Approximate Gross Internal Area 618 sq ft - 57 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

**Butler's**  
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**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,730

**PROPERTY AVAILABLE DATE**  
21st July 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		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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