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Flat 49, Leben Court, 36, Sutton Court Road,
Guide Price £395,000

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- Modern two-bedroom, two-bathroom apartment – No Chain
- Fourth-floor position within a sought-after modern development
- Contemporary fitted kitchen with integrated appliances
- Secure video-entry system and on-site mail room
- Allocated parking space within residents' car park
- Approx. 778 sq ft of bright, well-proportioned living space
- Open-plan living and dining area with large bay windows and skyline views
- Principal bedroom with ensuite shower room plus family bathroom
- Two passenger lifts providing easy access to all floors
- Moments from Sutton Station, High Street shops, cafés & restaurants



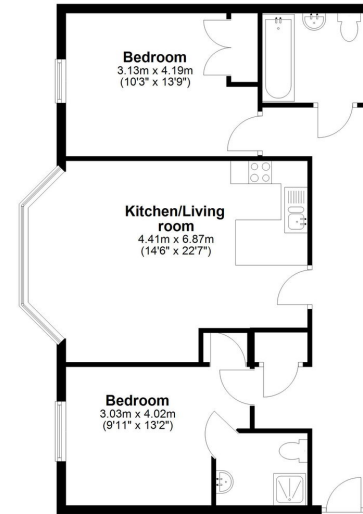


JW1252:

Modern Two-Bedroom Apartment – 778 sq ft – Prime Sutton
Location – No Chain

Just moments from Sutton Station and the High Street, this stylish two-bedroom, two-bathroom apartment offers bright, contemporary living on the fourth floor of a sought-after development. Featuring an open-plan living/dining area, modern fitted kitchen, and two spacious double bedrooms (one with ensuite), the property also benefits from a family bathroom, video-entry system, mail room, two lifts, allocated parking, and well-maintained communal areas. Perfectly placed for Sutton's transport links, shops, and cafés—ideal for first-time buyers, downsizers, or investors.

Fourth Floor
Approx. 72.3 sq. metres (778.7 sq. feet)



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

Energy performance certificate (EPC)

Flat 40
38 Sutton Court Road
Sutton
SM1 4PP

Energy rating
B

Valid until
28 October 2030

Certificate number
9378-2353-8690-2925-1625

Property type
Mid-floor flat

Total floor area
72 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/sutton-domestic-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/sutton-domestic-private-rented-property/minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		