



## 53A STONECOT HILL SUTTON, SM3 9HJ

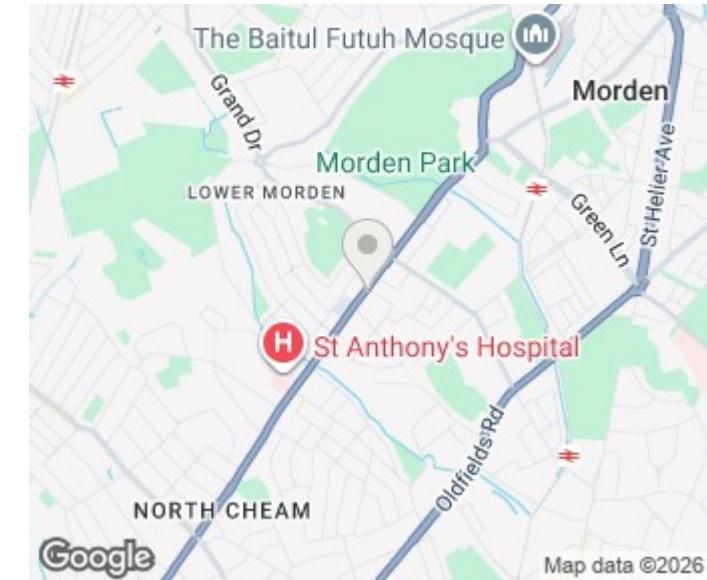
**£1,600 PCM**

\*\*\* A SPACIOUS THREE BEDROOM, SPLIT LEVEL PURPOSE BUILT FLAT ABOVE SHOPS \*\*\*

This first floor purpose built, split level, comprising of three bedrooms, spacious reception area, kitchen with appliances, bathroom and separate WC. Benefits to include double glazing and gas central heating.

Situated set back along Stonecot Hill with access to local shops and transport facilities.

Council Tax Band C - London Borough of Sutton (25/26 - £2,017.53 - figures for 26/27 not yet available)



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 52      |                         |
| (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

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