

165-169 Carshalton Road

Sutton, SM1 4NG

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS TOP FLOOR ONE BEDROOM APARTMENT TO THE RENTAL MARKET. Located on the second floor of a purpose built block and situated within walking distance to Sutton Town Centre, the property is in very good condition. Consisting of a fully equipped, modern kitchen, a spacious reception room with skyline views, a double bedroom and modern bathroom. Wood effect flooring throughout and gas central heating. Available immediately on a part/un furnished basis.

£1,350 PCM Part furnished



BUILDING

Low-rise purpose built block set back off the road

ENTRANCE

Secure phone entry with front door on the second floor

HALLWAY

Wood effect flooring throughout and a good size storage cupboard and the hallway provides access to:

KITCHEN

A modern, fully equipped kitchen with all modern appliances and skyline views to London distant

RECEPTION ROOM

A good size room with large double glazed windows giving London skyline views. A wall-mounted TV is provided.

BEDROOM

A double-size bedroom with two double built-in wardrobes

BATHROOM

Modern shower over the bath, WC, hand basin and heated towel-rail. Frosted double-glazed window

OUTSIDE

Communal garden to the rear and off-street car parking to the front.

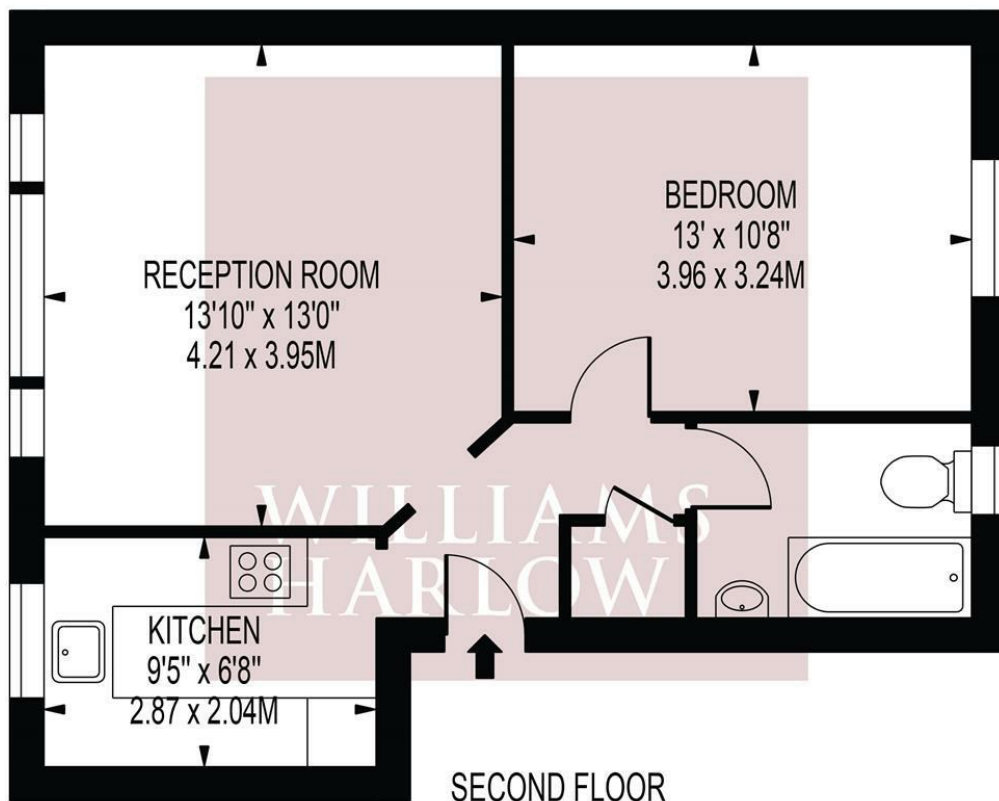
COUNCIL TAX

Council Tax Band C (£2,017.53) 2025 / 26



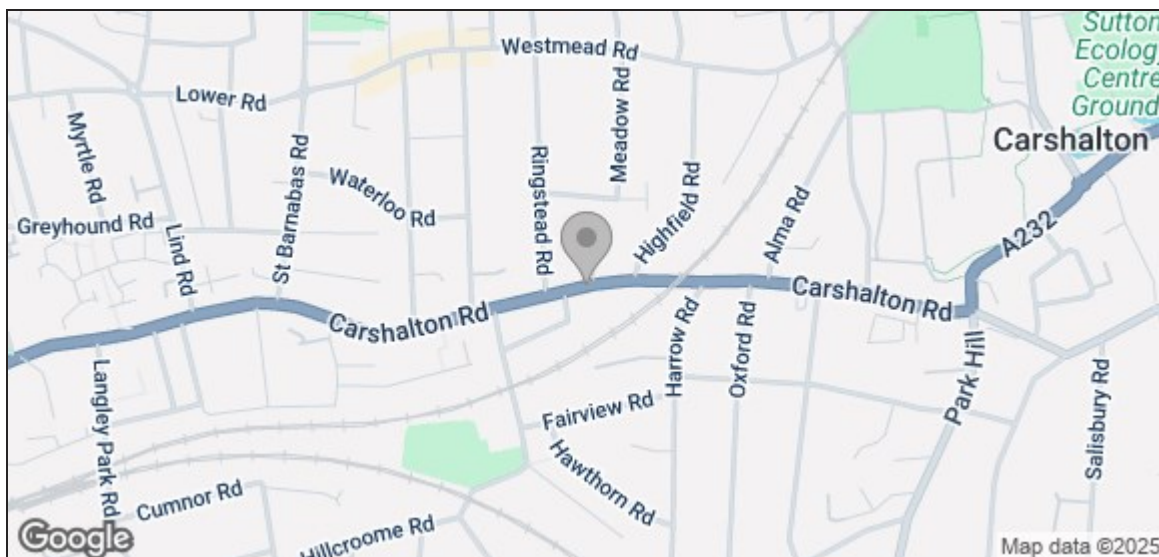
SOUTHCROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 477 SQ FT - 44.27 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	75
EU Directive 2002/91/EC		