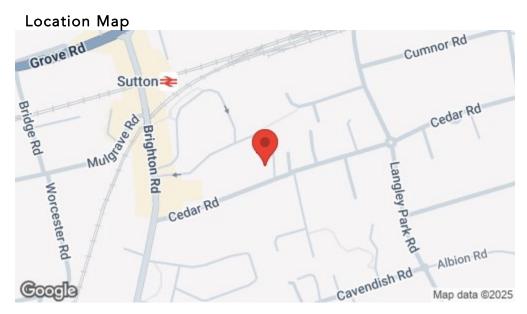
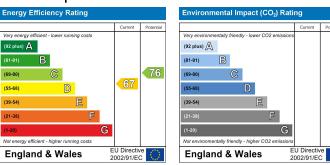
#### Location



## **EPC** Graph



#### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED

Tel: 020 8401 5000

E-mail: residential@centro.plc.uk

See a selection of our properties at www.centro.plc.uk

# £1,250 Per Month - 5th January 2026 Cedar Road, Sutton, Surrey SM2 5DA



#### Description

- One Bedroom
- Third Floor
- Off-Street Parking
- Modern Finish
- Fitted Wardrobes
- Spacious Lounge
- Great Location
- Council Tax Band C
- Energy Rating: D

### **Features**

- Gas Central Heating
- Double Glazing
- Neutral Décor

## What you need to know

- Term: 12 months
- Rent: £1000pcm exclusive of bills
- Security deposit: £1153.00
- Council Tax Band C
- Energy Rating: D





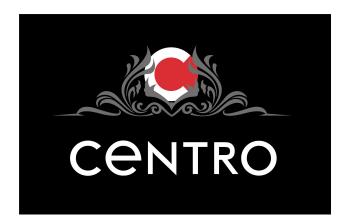
### Floor Plan

Hamilton House, Cedar Road, SM2



All measurements are approximate and for display purposes only

## For illustration purposes only



## All dimensions and measurements are approximate and for guidance only.

# Just Centro's Opinion...

\*\*DEPOSIT FREE OPTION AVAILABLE\*\*

A fantastic top floor one bedroom apartment with off-street parking set in a great location on Cedar Road and only a short walk to Sutton High Street and Rail Station.

This third floor apartment offers you a good size lounge which opens on to a fitted modern kitchen, one double bedroom with fitted wardrobes and a stylish bathroom suite.

 $Neutrally \ decorated \ throughout \ this \ property \ boasts \ of f-street \ parking, \ double \ glazing, \ gas \ central \ heating, \ neutral \ d\'{e}cor \ and \ storage \ space.$ 

Offered unfurnished and available in January

Deposit free option available through REPOSIT, contact the branch for more information.

## Additional Photos





