



HUNTERS[®]
HERE TO GET *you* THERE



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Burnell Road, Sutton, SM1 4EE

Per Calendar Month £1,100 Per Calendar Month



AVAILABLE LATE NOVEMBER – UNFURNISHED. Hunters are delighted to present this ground floor one bedroom studio flat located right in the heart of Sutton. The property is currently undergoing works to include a refitted kitchen and redecoration throughout.

Benefits include off-street parking available on a first-come, first-served basis and permit parking on the road. There is a communal garden available for residents to use. Additionally the property features its own front door allowing easy and private access.

For commuters, Sutton Mainline Station is just 0.9 miles away, providing excellent transport links into London and beyond

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



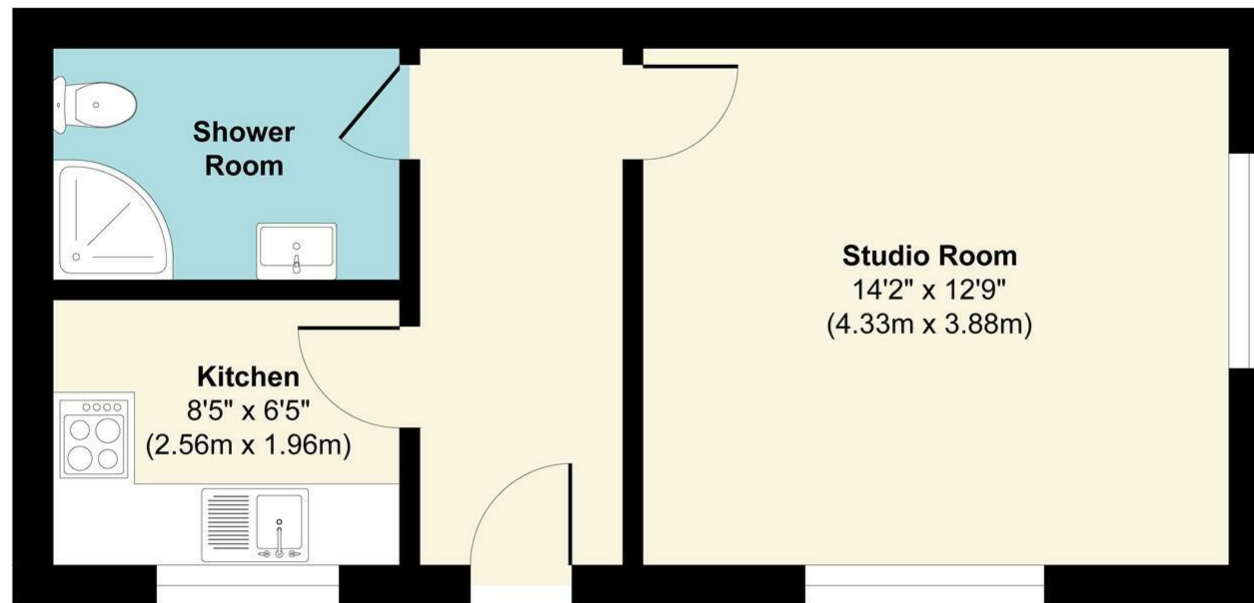
This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



KEY FEATURES

- KITCHEN TO BE REFITTED
- CURRENTLY BEING REDECORATED
 - LARGE STUDIO ROOM
 - COMMUNAL GARDEN
- EXCELLENT TRANSPORT LINKS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO SUTTON HIGH STREET



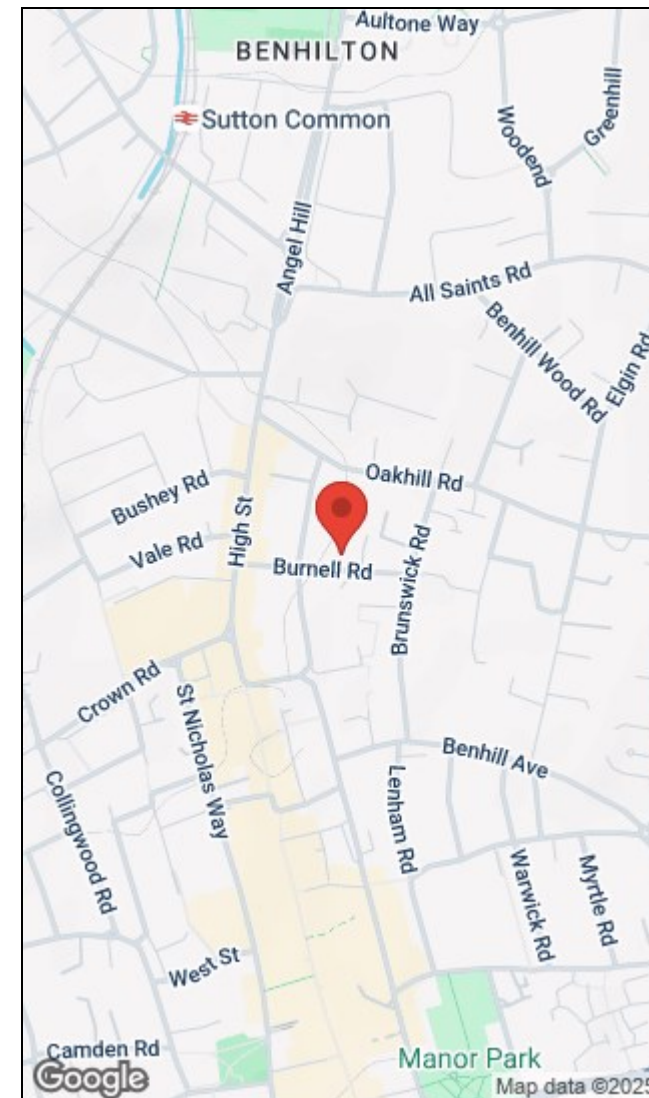


Floor Plan

Approx. Gross Internal Floor Area 357 sq. ft / 33.19 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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