



Grange Road, Sutton, SM2 6RR
£1,700 Per month

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Butler's

PROPERTY SUMMARY

Nestled in the charming area of Grange Road, Sutton, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. Ideal for individuals or small families, the property boasts a well-designed layout that maximises space and natural light.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the apartment. The two spacious bedrooms provide ample room for relaxation and rest, making them perfect sanctuaries at the end of a busy day. There is also a bright and spacious living room leading onto a balcony.

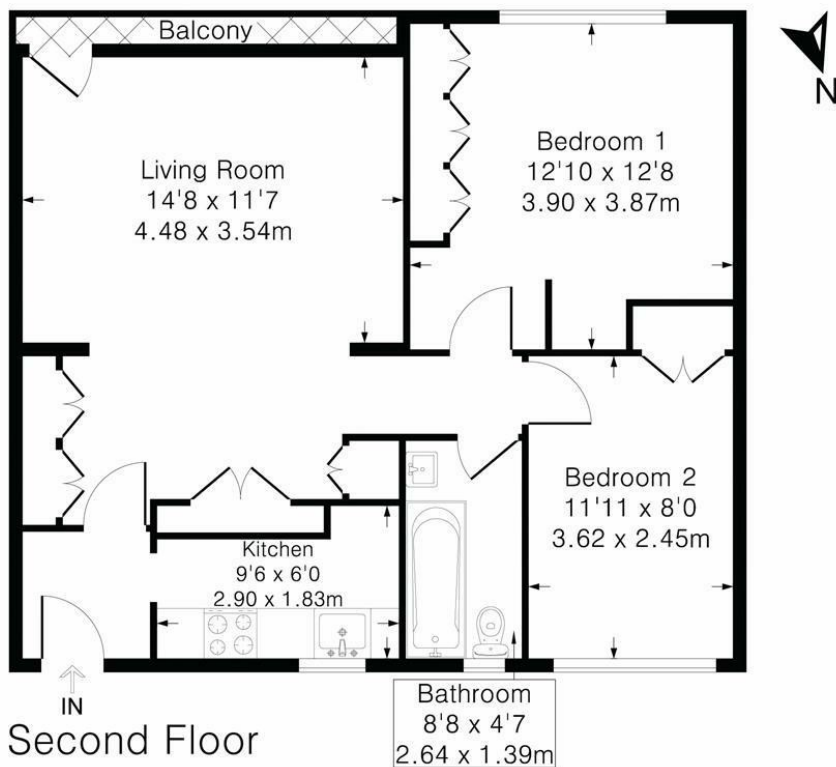
The apartment's location on Grange Road places it within easy reach of local amenities, including shops, cafes, and parks, making it an ideal spot for those who appreciate a vibrant community. Excellent transport links are also nearby, providing quick access to central London and beyond, which is perfect for commuters.

This property presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood.





Approximate Gross Internal Area 676 sq ft - 63 sq m



LOCAL AUTHORITY

DEPOSIT REQUIRED
£1,961

PROPERTY AVAILABLE DATE
17th August 2026

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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