

TO LET



Sutton Park Road, Sutton, SM1

£2,150.00 PCM

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Property Description

A beautifully presented and generously sized two double bedroom apartment located in the heart of Sutton. The property features a spacious open-plan kitchen and living area with ample room for dining, a modern three-piece bathroom with shower over bath, two double bedrooms with built-in wardrobes, and a private balcony boasting stunning views.

Additional highlights include three large hallway storage cupboards, allocated under-croft parking, secure bike storage, a communal courtyard, and a secure entry phone system.

Ideally positioned just moments from Sutton Station (Southern & Thameslink), the apartment offers excellent transport links across London and into the City. The high street is right on your doorstep, providing a fantastic selection of shops, restaurants, and bars. Several well-regarded schools are also close by, making this an ideal home for a young family seeking extra space and great transport connections.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

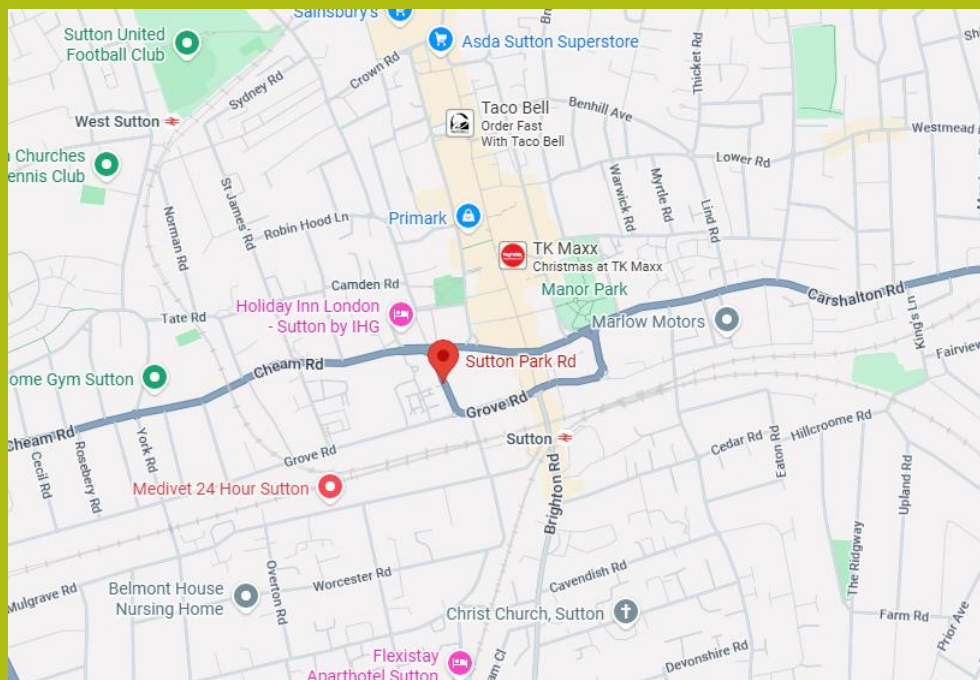
Date Available – 05/02/2026

Holding deposit amount – £496

Security Deposit amount (Five weeks rent) – £2,480.00

Council Tax Band – C

Local Authority – Sutton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

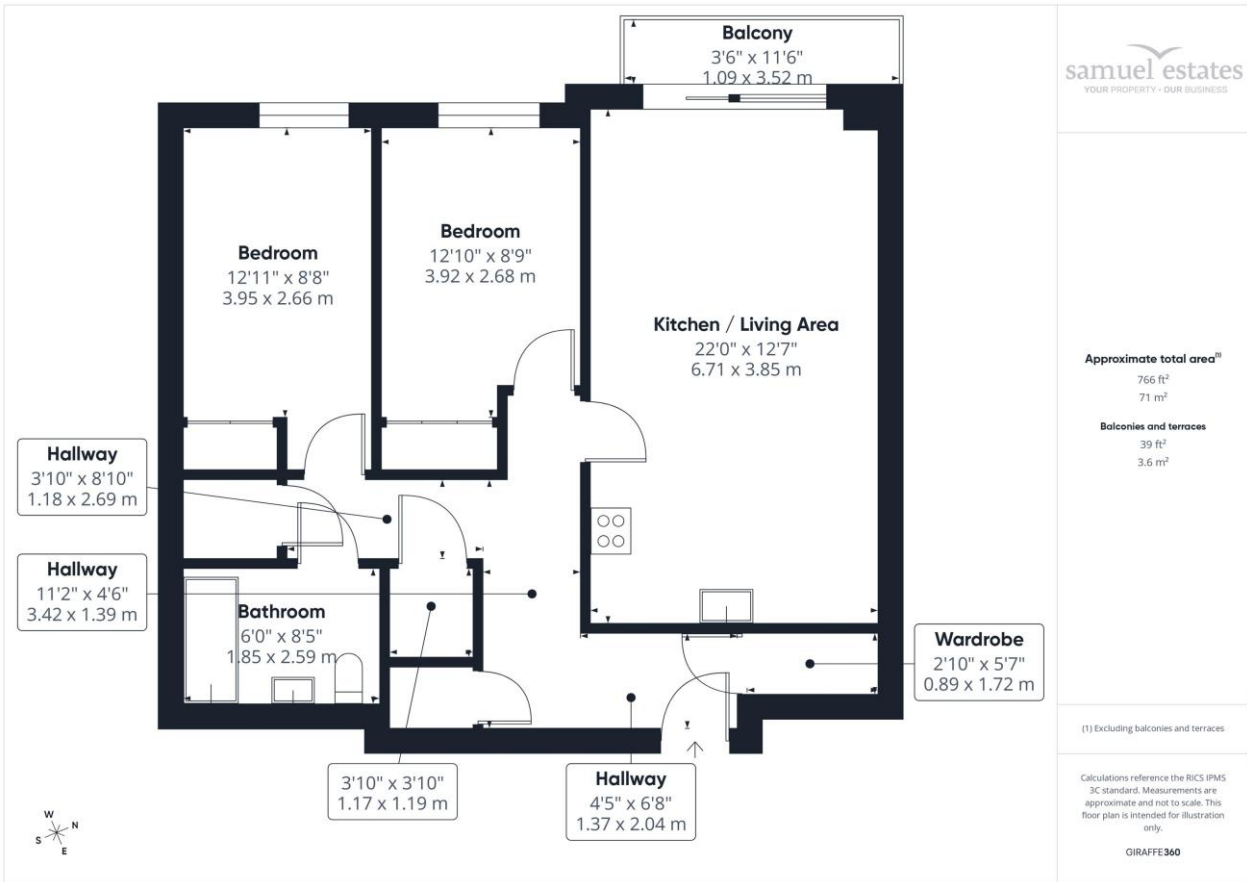


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	87
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Balham
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889

