Butler's

thoughtful estate agency

St. James Road, Sutton, SM1 2TG

£1,275 Per month

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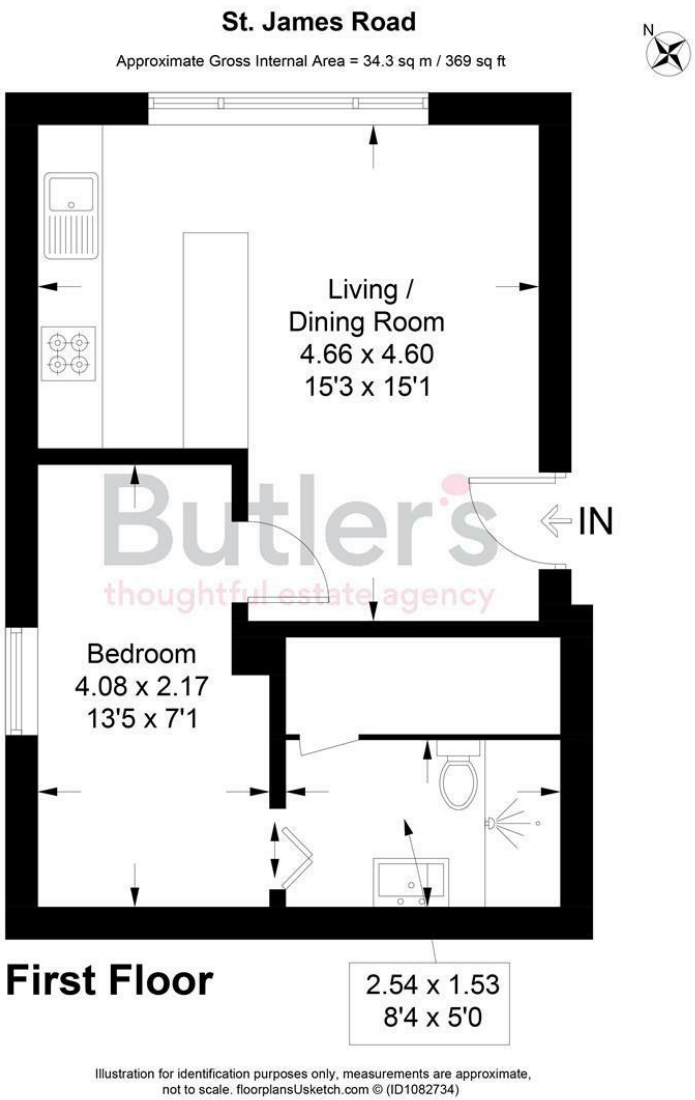
PROPERTY SUMMARY

Positioned in one of the most exclusive roads in Sutton, this first floor converted apartment is set within a handsome period building and offered in good condition inside, having been lovingly looked after by the current owners. So what about inside the property? Having an open plan layout, the lounge/diner has enough space to not just relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties! Large windows also flood the room with light, accentuated through the high ceilings. The great condition continues throughout, with a modern bathroom located off the bedroom that is a sanctuary of style and peace, and a kitchen that has a good amount of workspace to cook up a storm in. Location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!



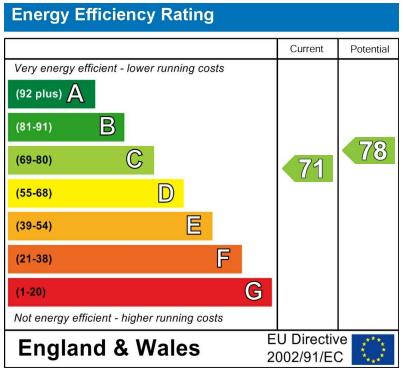
LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,471

PROPERTY AVAILABLE DATE
23rd October 2026

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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

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