

TURNERS



Carshalton Road, Sutton, SM1

£1,550 PCM

020 8687 9787 | [iturnersproperty.com](https://www.iturnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

Please Note: To pass our referencing checks, applicants must demonstrate a minimum annual household income of £48,000 per annum.

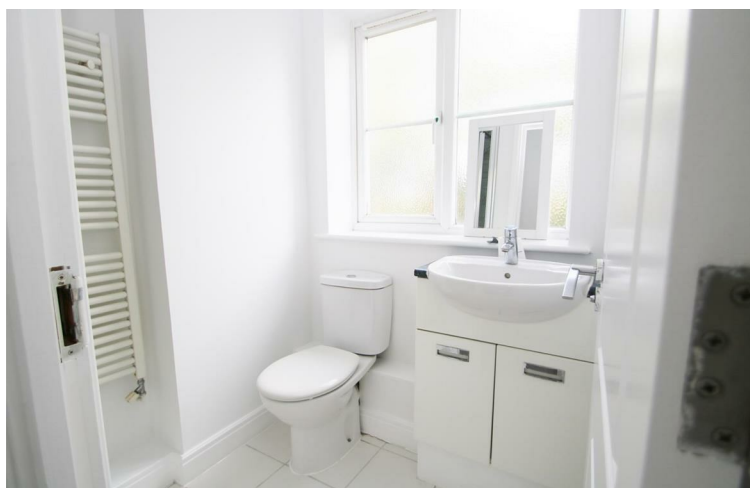
Viewings are being held on Friday 31 July between 3:00pm and 4:00pm, or Saturday 1 August between 12:00pm and 1:00pm.

Please confirm your preferred appointment time.

A well-presented two-bedroom first-floor apartment, ideally located within just a few minutes' walk of Sutton High Street, offering a wide range of shops, restaurants, bars and local amenities, as well as excellent transport links from Sutton Mainline Station**.

The accommodation comprises two bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a spacious living area and **private balcony**.

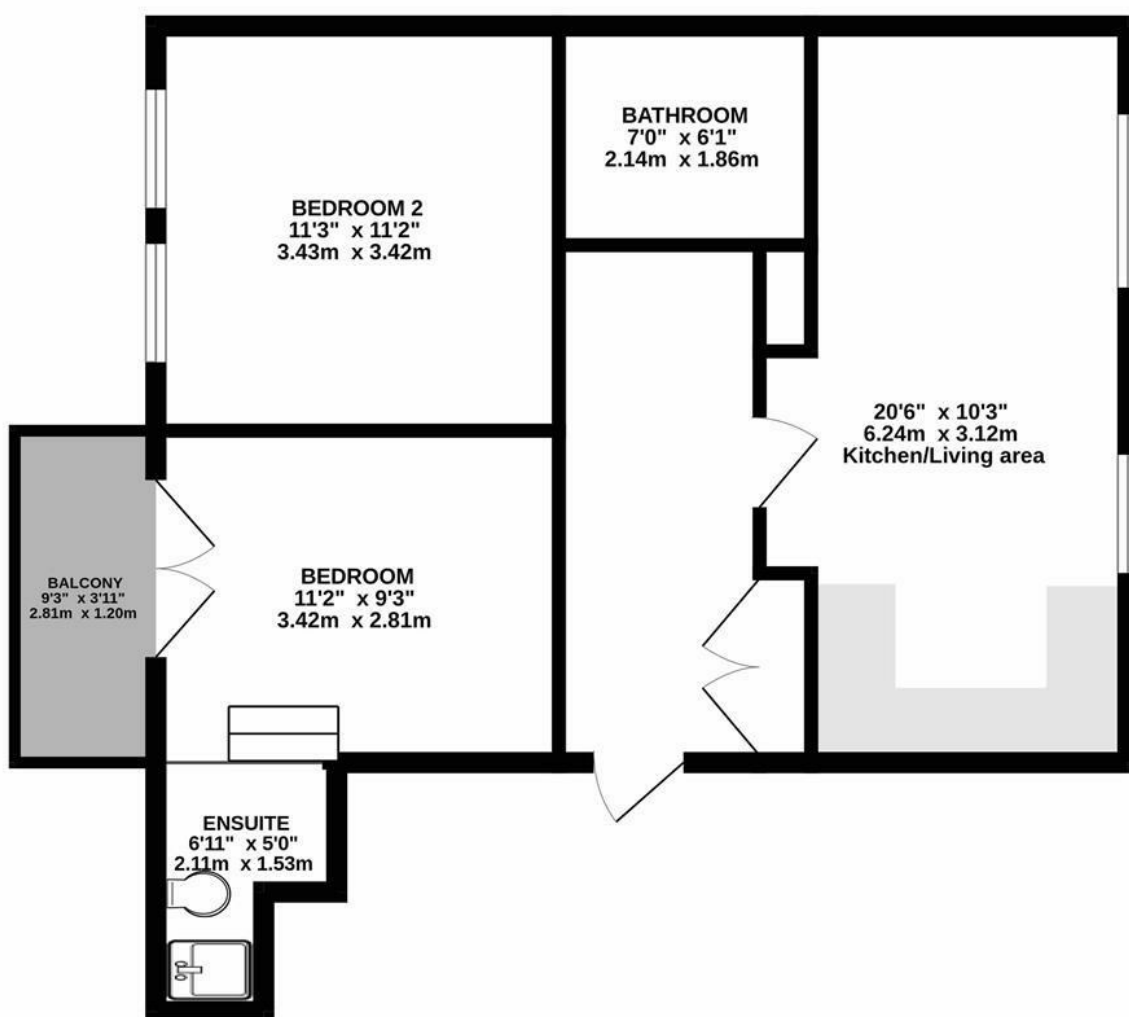
The property is available immediately and is offered unfurnished.



Key Features

- Epc rating B
- Council tax rating C 2114.35 before discounts
- 2 bedrooms with en-suite shower room
- Sth Sutton
- Close to Sutton Train station
- Balcony to main bedroom
- Available now
- Unfurnished
- Long term
- parking

FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	

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