



Basinghall Gardens, Sutton, SM2 6AS
£1,725 Per month



PROPERTY SUMMARY

A bright and well-presented two-bedroom flat situated on the sixth floor of this popular development in Basinghall Gardens, offering comfortable modern living in a highly convenient Sutton location. The property features a spacious reception room leading to a private balcony, ideal for both everyday relaxation and entertaining.

Recently refreshed with new carpets and fresh décor throughout, the flat enjoys a clean, contemporary feel from the moment you step inside. The modern kitchen with new appliances & stylish bathroom provide practical convenience, while the benefit of a lift service ensures effortless access to the upper floors.

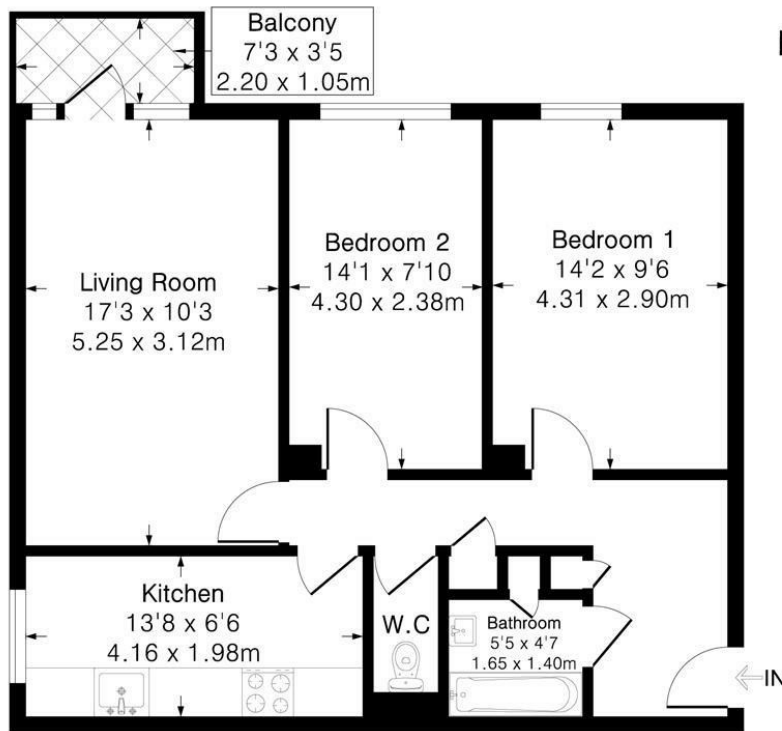
Set within a vibrant and well-connected neighborhood, residents enjoy close proximity to local amenities, green spaces and excellent transport links, making this an appealing choice for professionals, couples and small families alike.

A superb opportunity to secure a modern, low-maintenance home in a sought-after Sutton setting.





Approximate Gross Internal Area 686 sq ft - 64 sq m



Sixth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,903

PROPERTY AVAILABLE DATE
3rd July 2026

COUNCIL TAX BAND
B

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		74
(55-68) D		
(39-54) E	47	
(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