

# Butler's

thoughtful estate agency



Grange Road, Sutton, SM2 6RT  
£1,400 Per month



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# PROPERTY SUMMARY

One bedroom ground floor flat set on the ever-popular Grange Road in Sutton, offering a superb balance of comfort, convenience and outdoor space. Well maintained throughout, this inviting home is ideal for single applicants seeking a peaceful yet well-connected setting.

The property opens into a welcoming reception room, perfect for relaxing or entertaining, while the well appointed bathroom and fitted wardrobes in the bedroom provide excellent practicality and storage. The standout feature is the private patio, offering a delightful spot for morning coffee, evening unwinding or simply enjoying time outdoors.

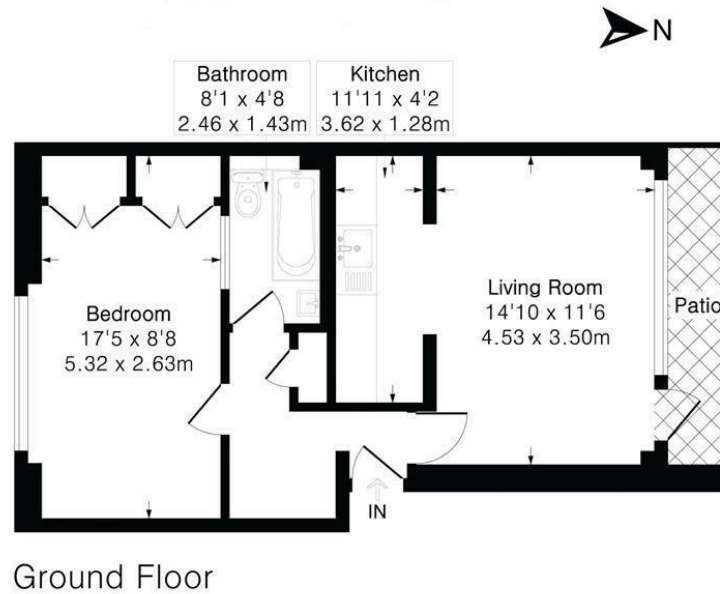
Residents also benefit from unallocated parking, adding everyday convenience. With Sutton Station within easy walking distance, commuting is effortless, and the surrounding neighborhood offers a vibrant mix of shops, cafés and local amenities.

A wonderful opportunity to secure a comfortable home in a sought-after location with excellent transport links and appealing outdoor space.





## Approximate Gross Internal Area 478 sq ft - 44 sq m



**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,615

**PROPERTY AVAILABLE DATE**  
3rd July 2026

**COUNCIL TAX BAND**  
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**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



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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