



713 London Road, Sutton, SM3 9DL  
£1,600 Per month



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# PROPERTY SUMMARY

Nestled in the charming area of Cheam, Sutton, this delightful two-bedroom flat on London Road offers a perfect blend of comfort and convenience. Spanning an impressive 907 square feet, the property provides ample space for relaxation

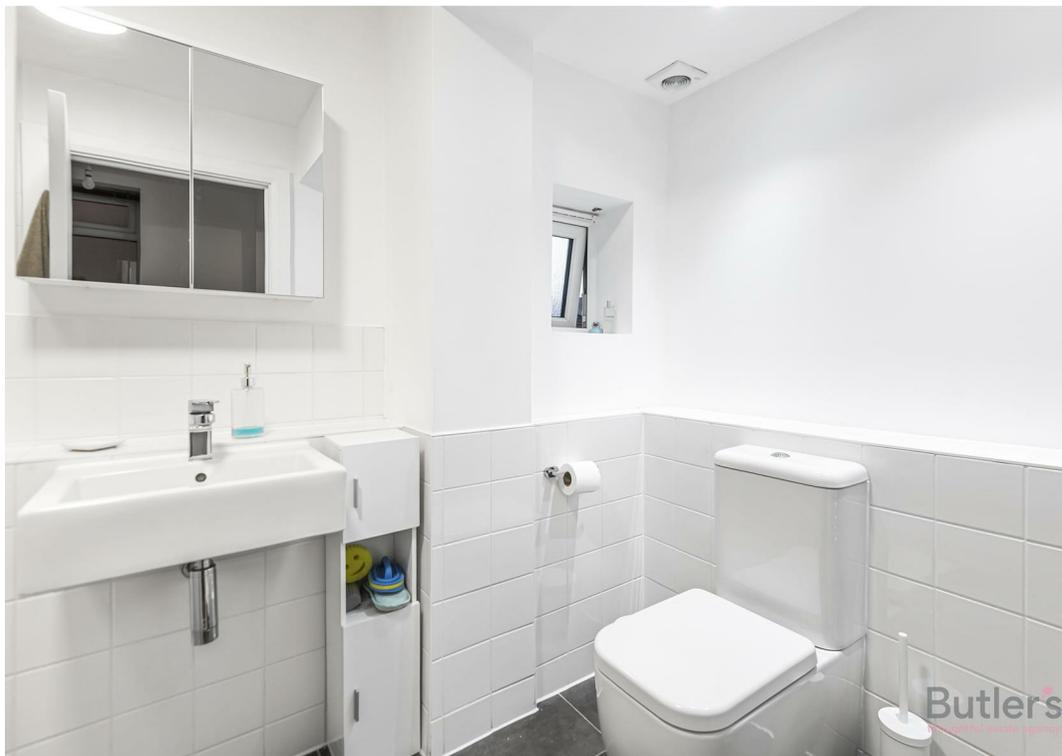
Upon entering, you are greeted by a welcoming atmosphere that flows throughout the flat. The well-proportioned bedrooms are designed to be both cosy and functional, making them ideal for restful nights. The bathroom is thoughtfully appointed, ensuring a pleasant experience for residents and guests alike.

The open-plan living area is a highlight of this property, providing a versatile space that can be tailored to your lifestyle. Whether you prefer a quiet evening in or hosting friends, this area is perfect for all occasions. Natural light floods the space, enhancing the overall warmth and inviting feel of the home.

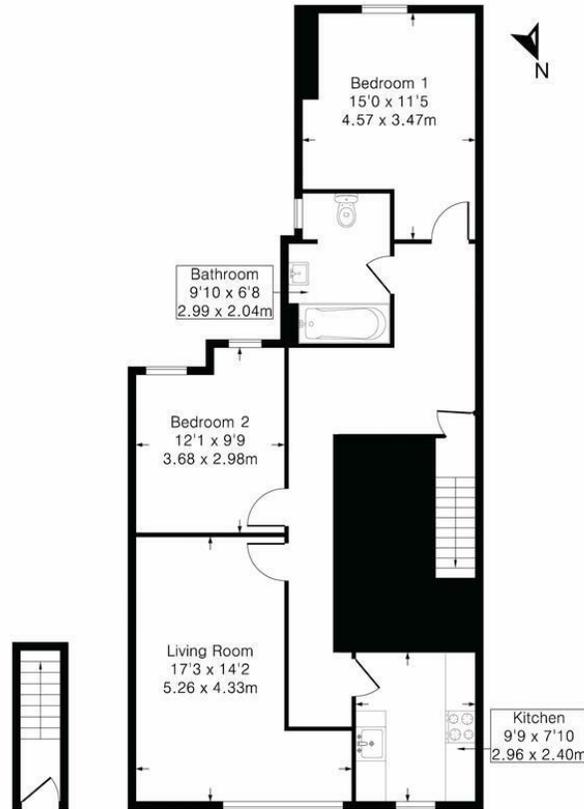
Additionally, the flat benefits from parking for one vehicle, a valuable asset in this bustling area. The location on London Road offers easy access to local amenities, including shops, restaurants, and excellent transport links, making it an ideal choice for those seeking both tranquillity and connectivity.

This flat is not just a place to live; it is a wonderful opportunity to embrace a vibrant community while enjoying the comforts of modern living. Do not miss the chance to make this charming flat your new home.





Approximate Gross Internal Area 907 sq ft - 84 sq m



Ground Floor First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



**OFFICE ADDRESS**  
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Sutton  
Surrey  
SM1 4FS



**OFFICE DETAILS**  
020 39 170 160  
lettings@butlershomes.co.uk  
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**LOCAL AUTHORITY**  
Sutton

**DEPOSIT REQUIRED**  
£1,846

**PROPERTY AVAILABLE DATE**  
11th April 2026

**COUNCIL TAX BAND**  
C

**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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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