

**TO LET**



**Cheam Road, Sutton SM1**  
**£1,300 pcm**

  
**MARTIN&CO**

## Cheam Road, Sutton SM1

Date available: 8th June 2026

Deposit: £1,500

Unfurnished

Council Tax band: B

- STUNNING 1 BEDROOM FLAT
- 2ND FLOOR FLAT (NO LIFT, STAIRS ONLY)
- PRIVATE BALCONY & PARKING SPACE
- CLOSE TO SUTTON TOWN/STATION
- MODERN STUNNING KITCHEN
- INTEGRATED APPLIANCES
- LUXURY MODERN BATHROOM
- BUILT-IN WARDROBES & ENTRY PHONE

Stunning 1 bedroom UNFURNISHED 2ND FLOOR flat (NO LIFT), with entry phone security, private west facing balcony & allocated parking space, walking distance to Sutton Town Centre & Sutton Train Station. Presented in excellent condition with a west facing aspect, families please note ACCESS IS ONLY VIA STAIRS to the second floor. The landlord prefers long term tenants, who will appreciate the high level of finish. Entry phone security, double glazed windows, tasteful modern grey décor & matching grey carpets, adjustable & efficient electric heaters, luxury fully tiled bathroom. Superb Modern kitchen with fridge/freezer, washing machine, dryer, dishwasher, microwave, electric oven & hob. Spacious living/dining room out to the balcony, plus a good sized double bedroom with wardrobes.

AVAILABLE 7th JUNE 2026. NO CHAIN. UNFURNISHED. EPC D.  
Council Tax Band B = £1,765.34 pa



### Martin & Co Sutton

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.