Butler's

thoughtful estate agency



Homefield Park, Sutton, SM1 2DY

£1,650 Per month

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PROPERTY SUMMARY

Homefield Park is one of the most coveted developments in Sutton due to the central location, with this particular apartment benefiting from having no onward chain.
Inside, you'll be amazed sitting in your spacious living room that doesn't just have ample room for you to sit back and relax in, but also has ample room for you to dine, whether it be with family or friends, grabbing breakfast with the kids before work or even when you throw one of your dinner parties.
So, what about the rest of the property? Well you'll certainly not be disappointed with the well-proportioned kitchen that has more than enough space to cook up a storm in, also benefiting from lovely elevated views when you do.
When it's time to catch up on some sleep, we'll bet that you'll have an amazing nights rest in your large master bedroom that will be your own little sanctuary of style and peace. The second bedroom is also a great size and one which would be perfect for your kids or friends when they stay, and is certainly big enough for you to also set up your home office in, which is invaluable during these hybrid-working times.
All the rooms are then served by an excellent shower room - perfect to unwind in after a long day.
Outside, there are well-kept, landscaped gardens, but the property features another big bonus - a garage en-bloc. So there is no worries parking - which is also the case for your guests due to the array of visitor spaces within the development.
Lastly we have to mention the location. Situated so close to town, you are only a stones throw from Sutton mainline station, the high street with fabulous shopping & amenities and how can we not mention the schools? The kids will benefit from some of the finest education in the country!

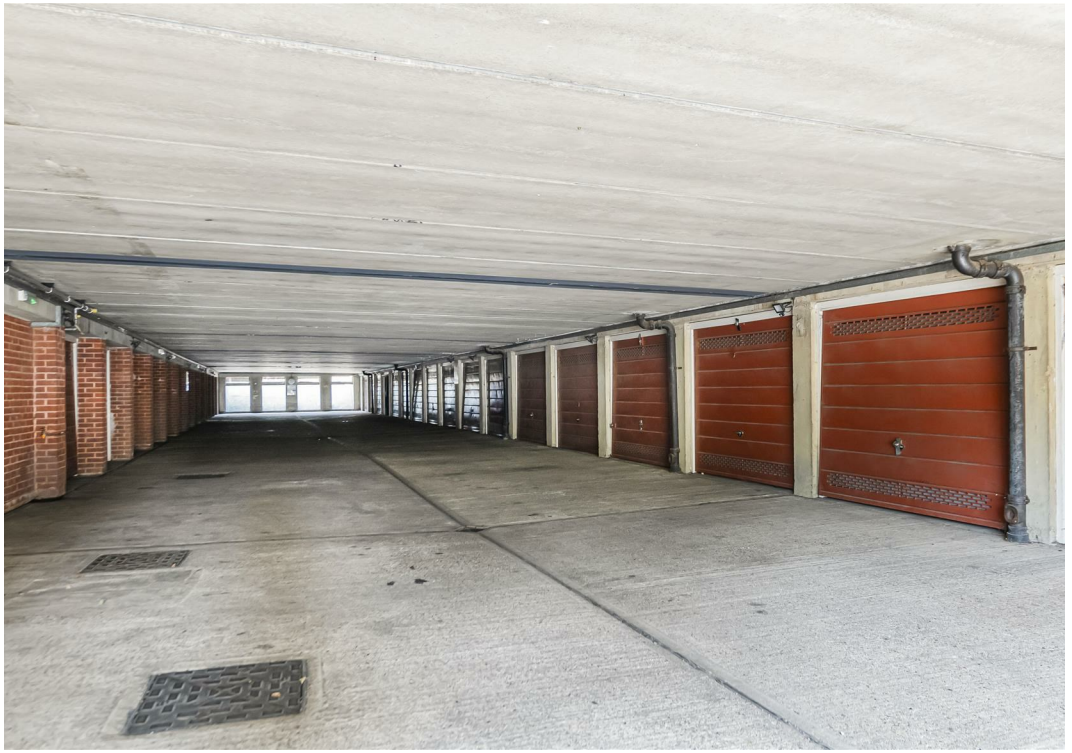




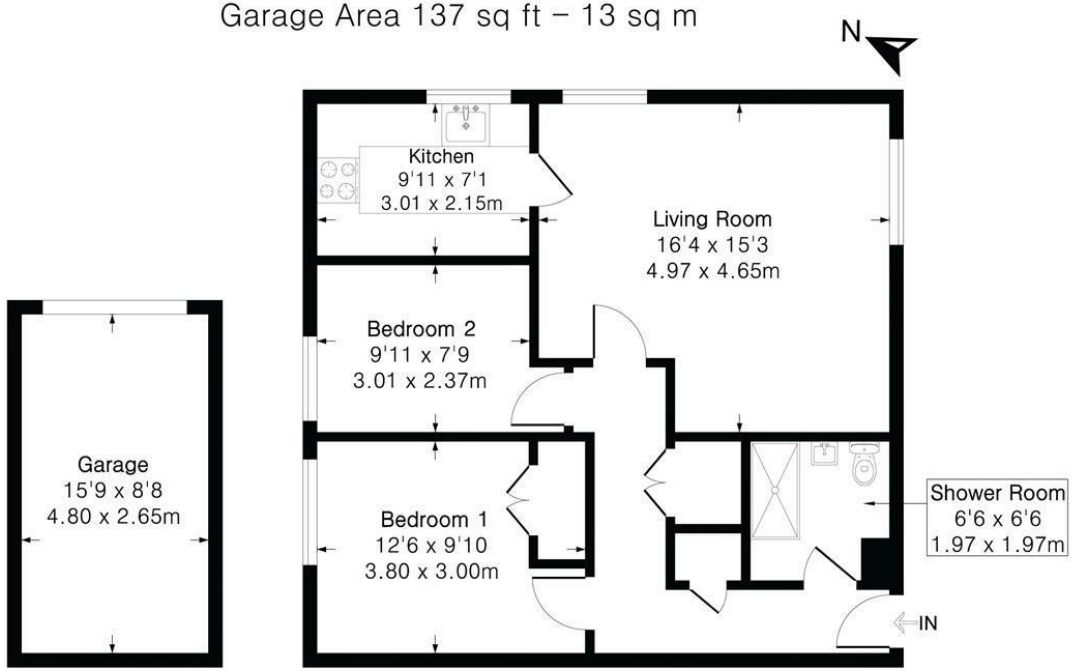








Approximate Gross Internal Area 679 sq ft - 63 sq m
(Excluding Garage)
Garage Area 137 sq ft – 13 sq m



Garage Third Floor

PINKPLAN

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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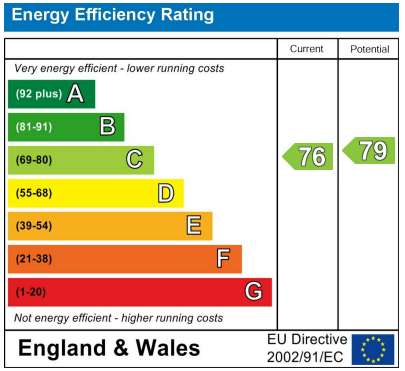
LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,903

PROPERTY AVAILABLE DATE
1st December 2026

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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

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