



## Price

£2,750 PCM

Fees Apply



Available 21/02/26

Camborne Road Sutton  
SM2

**cubitt & west**  
Helping you move forwards





## Main Features

- Three Bathrooms
- Four Double Bedrooms
- Roof Terrace
- Professional Sharers Welcome
- Close to Station & Shops
- Driveway and Garden



**Deposit required is £3,173.08**  
**Sutton London - Council Tax Band Tax Band E**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Sutton 020 86426266 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

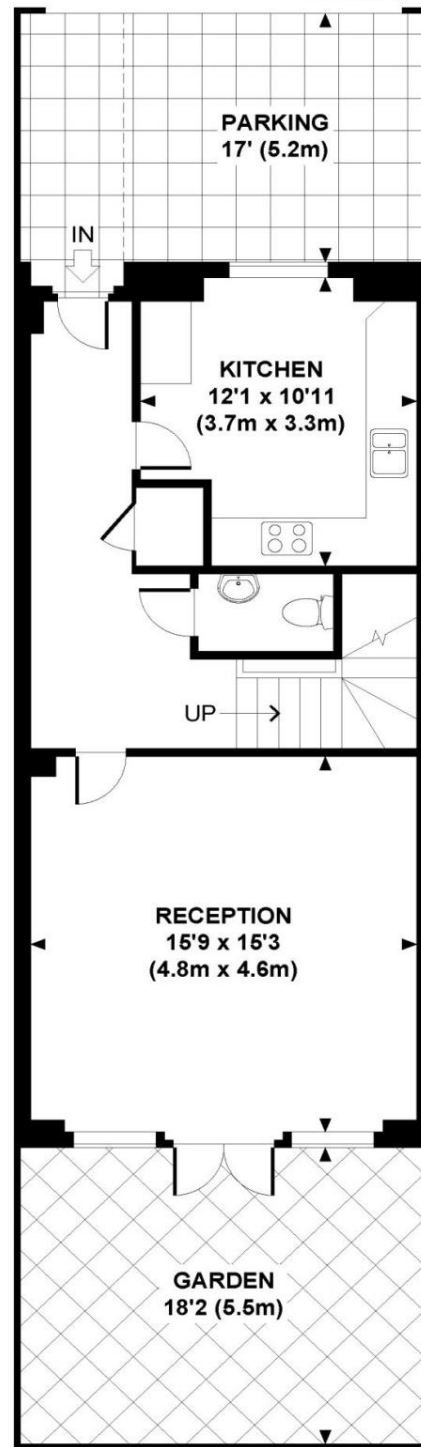
IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

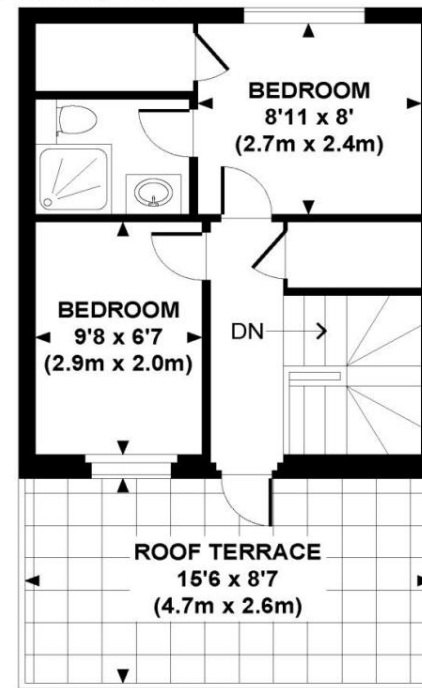
- Lounge 15'9 X 15'3
- Kitchen 12'1 X 10'11
- Downstairs WC
- Bedroom 1 11 X 9'3
- Bedroom 2 16'2 X 9'2
- Bedroom 3 9'8 X 6'7
- Bedroom 4 8'11 X 8
- Roof Terrace 15'6 x 8'7
- Ensuite 1
- Ensuite 2

## Family Bathroom

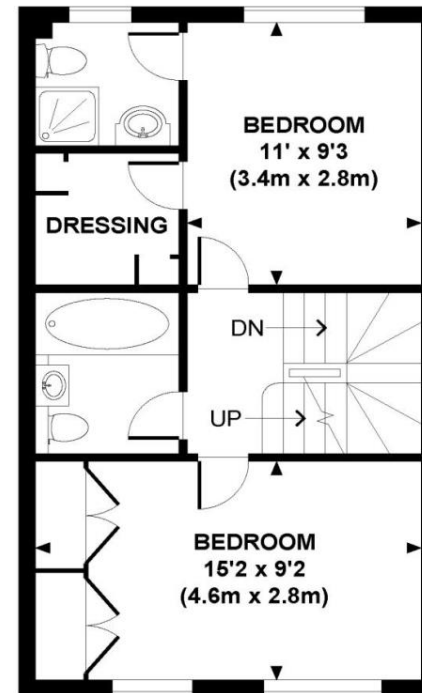




**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL AREA 1244 SQ FT / 115.6 SQ M**

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.