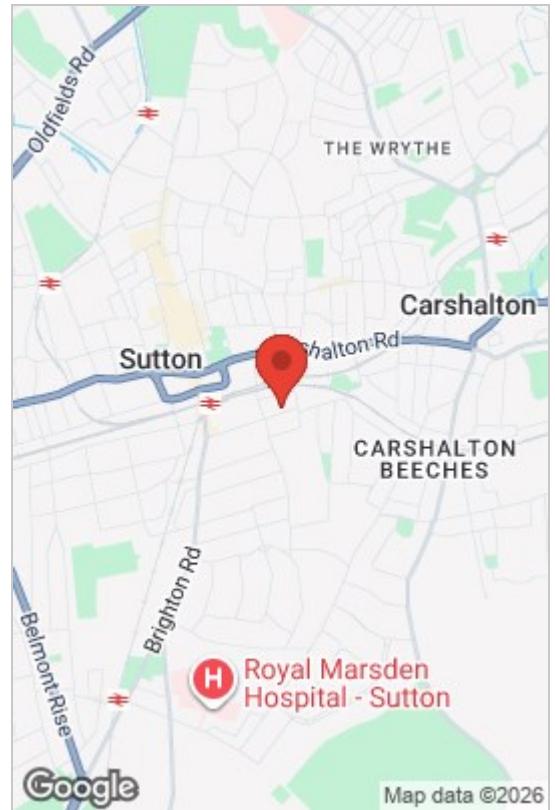




Cedar Road, Surrey, SM2 5DJ

£1,000 Per Calendar Month





- Self Contained Studio
- Good size fitted kitchen
- Shower room
- Shared use of garden
- Close to town centre
- Hot Water and Heating Included
- Large studio room
- Double Glazing
- Split level
- Washing machine

This split level self-contained studio is an exceptional, offering everything you need at an affordable price! Perfectly located close to Sutton town centre, this cozy home is ideal for a single professional or a couple seeking convenience and comfort. Recently decorated throughout, it boasts a fresh, modern feel and includes a separate kitchen equipped with integrated oven & hob, under-counter fridge/freezer, washing machine and plenty of storage. To top it off, central heating is included during the winter months, adding even more value to this already fantastic property. Don't miss out on this unbeatable combination of affordability, practicality, and location!



Council Tax Band: A

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(75-80) C			
(65-74) D			
(55-54) E			
(51-38) F			
(1-29) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(75-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-29) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 3, The Show House Merton Abbey Mills, Watermill Way, Colliers Wood, London, SW19 2RD

Tel: 020 8672 1066 | Email: info@mercertaylor.co.uk

www.mercertaylor.co.uk