



Sutton Court Road, Sutton, SM1 4FQ
£1,850 Per month



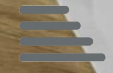
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PROPERTY SUMMARY

Situated within a highly sought-after modern development in the heart of Sutton, moments from the mainline station and vibrant high street, this beautifully presented apartment offers contemporary living at its finest.

Finished to an exceptional standard throughout, the property features a spacious and versatile open-plan reception area, ideal for both relaxing and entertaining. The bright living space enjoys elevated views and seamlessly incorporates a stylish, fully fitted kitchen, perfect for hosting while staying connected with guests.

The apartment boasts two generously sized bedrooms, both with large windows and ample space for storage, alongside a luxurious bathroom fitted with high-quality fixtures—ideal for unwinding after a long day.

A standout feature is the impressive 31ft private balcony, accessed from within the property and positioned to the rear of the building, offering a peaceful outdoor retreat.

Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.





Approximate Gross Internal Area 605 sq ft - 56 sq m



LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,192

PROPERTY AVAILABLE DATE
1st April 2026

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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



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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