

PROPERTY SUMMARY

Nestled in the heart of Sutton on the bustling High Street, this nearly new third-floor apartment offers a perfect blend of modern living and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a comfortable and stylish home.

The apartment features a welcoming reception room that provides a bright and airy space, perfect for relaxation or entertaining guests. The contemporary design and finishes throughout the property create an inviting atmosphere that is sure to impress.

One of the standout features of this apartment is its prime location. Just a short stroll away, you will find Sutton Station, making commuting to London and beyond a breeze. Additionally, the vibrant array of shops, cafes, and restaurants along the High Street ensures that all your daily needs are within easy reach.

The bathroom is thoughtfully designed, providing a serene space for unwinding after a long day. With its modern fixtures and fittings, it complements the overall appeal of the apartment.

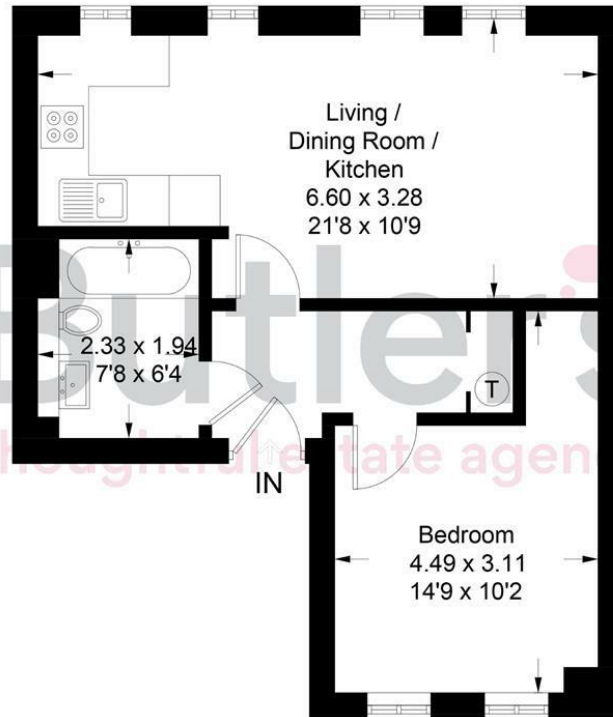
This property presents an excellent opportunity for those looking to enjoy the benefits of urban living while still having a peaceful retreat to call home. Whether you are a first-time buyer or an investor, this apartment is not to be missed. Embrace the lifestyle that comes with living in such a desirable location, where convenience meets comfort.





High Street

Approximate Gross Internal Area = 41.3 sq m / 444 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291769)

Butler's
thoughtful estate agency

OFFICE ADDRESS

18 Sutton Plaza
Sutton
Surrey
SM1 4FS

OFFICE DETAILS

020 39 170 160
lettings@butlershomes.co.uk
butlershomes.co.uk

LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£1,644

PROPERTY AVAILABLE DATE
17th April 2026

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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