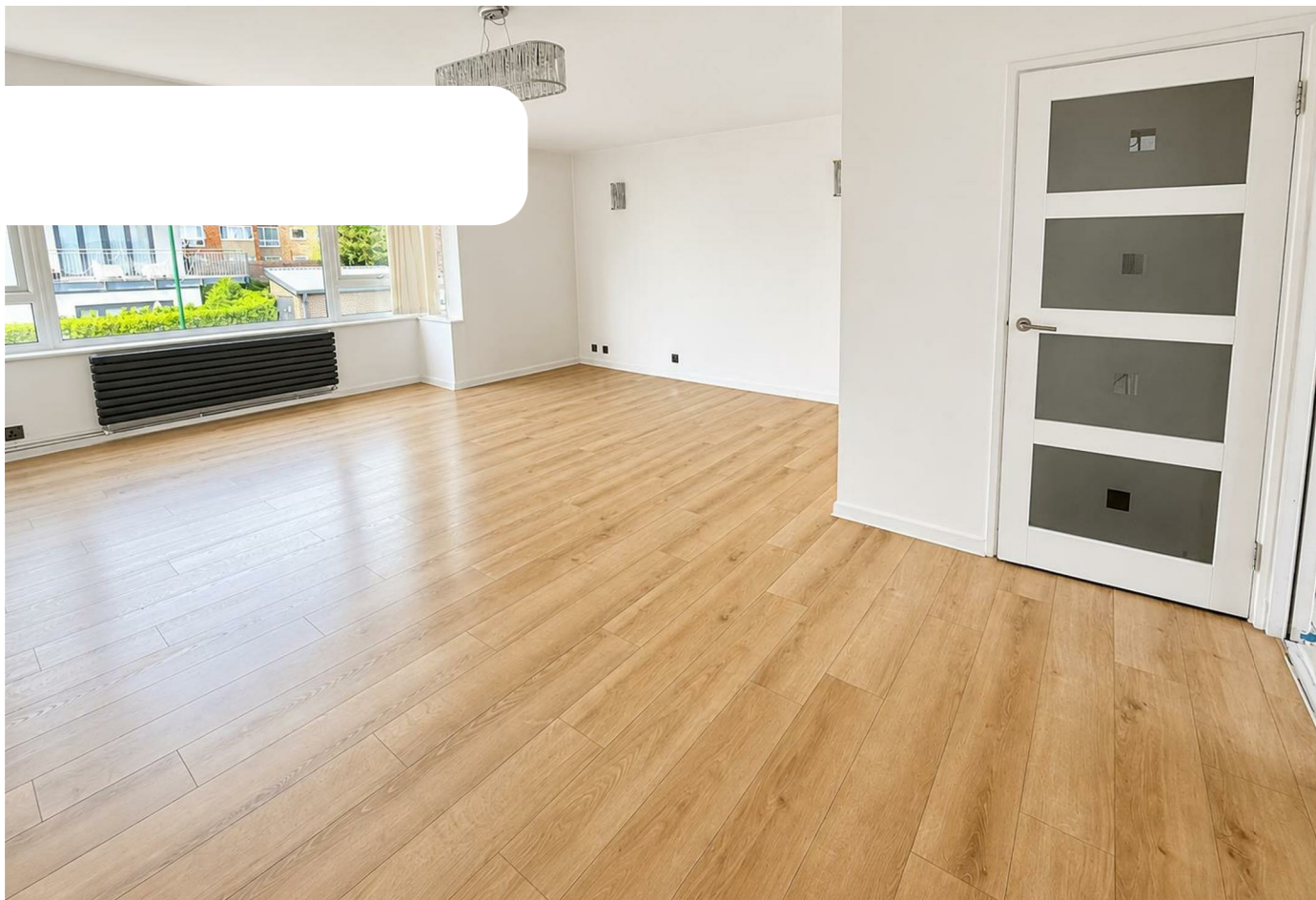




Flat

SM2 6TJ

Per Calendar Month

£2,300

FEATURES

- Viewings: Tuesdays and Thursdays 6:00pm–8:00pm; Saturdays 11:00am–1:00pm.
- 3 bedrooms, 1 bathroom and 1 reception
- Well suited to families
- Spacious purpose-built apartment in desirable South Sutton.
- Short distance to Sutton Station for commuter links
- Practical layout in a popular residential location.



3 Bedroom Flat located in Sutton

Call us on

020 8396 7171

akhil@newbrix.co.uk

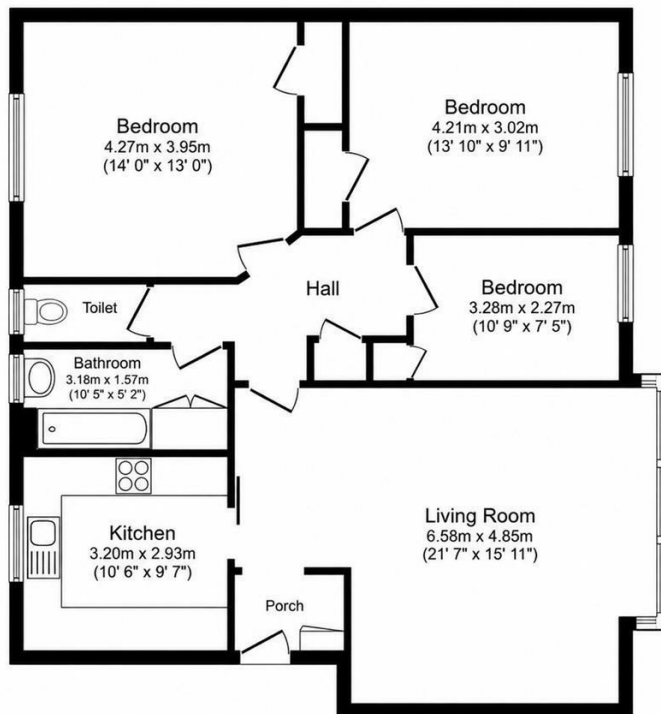
Newbrix is pleased to present this spacious and well-positioned apartment in the desirable South Sutton area, located on Stanley Road and within easy reach of Sutton town centre.

The property offers generous accommodation in a purpose-built block, making it well suited to professional tenants, families or sharers looking for a practical home with excellent access to local amenities and commuter links.

Stanley Road is conveniently positioned for Sutton Station, local shops, cafés, supermarkets and Sutton High Street, offering a strong balance of residential setting and everyday convenience.

Council Tax Band

D



Floor Plan

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced for illustrative use.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 are advised to recheck the measurements.

