

**TO LET**



**Warwick Road, Sutton, SM1**  
**£1,775 pcm**

## Warwick Road, Sutton, SM1

2 Double bedroom, 2 Bathroom  
(1 en-suite) 1st & 2<sup>nd</sup> floor maisonette.

£1,775 pcm

Date available: 16th September 2024

Deposit: £2,048

Furnished

Council Tax band: C = £1,925.49 pa

EPC Band D

- 2 DOUBLE BEDROOM FLAT
- 2 BATHROOMS 1 EN-SUITE
- FIRST AND SECOND FLOOR FLAT
- WELL PRESENTED
- SPACIOUS RECEPTION ROOM
- TALL CEILINGS
- CLOSE TO SUTTON HIGH STREET
- MODERN LOFT CONVERSION
- ACCESSIBLE TO SUTTON STATION
- BUS ROUTES TO CHEAM & MORDEN
- EASY ACCESS TO THE M25
- SUITE 2 FRIENDS/STUDENTS SHARING
- LONG TERM TENANCY PREFERRED
- PERMIT PARKING ON THE STREET



A spacious FURNISHED 2 double bedroom, 2 bathroom (1 en-suite), first & second floor maisonette, AVAILABLE FROM THE 16TH SEPTEMBER 2024, in the heart of Sutton town centre.

Set in this character house, both bedrooms are quite large with tall ceilings on the first floor and a stunning loft conversion/ master suite with en-suite shower room and a Juliet balcony overlooking the local area. For entertaining there is a very spacious living/dining room, a separate kitchen, family bathroom and parking permit bays in the street.

Would ideally suit a professional couple or A MAXIMUM OF 2 FRIENDS/STUDENTS SHARING. Sorry NO SMOKERS, NO PETS & NO CHILDREN.

The Landlords live on the ground floor, so they would prefer long tenants/students and they manage the flat themselves. Soon to be available with NO CHAIN.

VIEWING HIGHLY RECOMMENDED.

KEYS HELD.

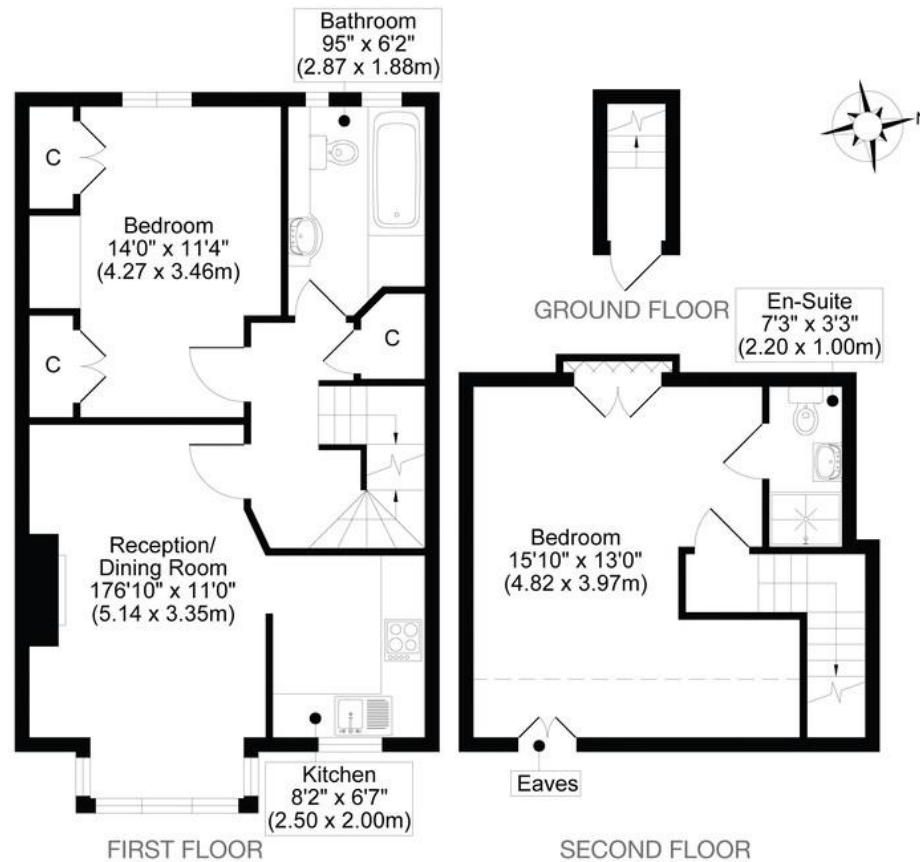
Sutton Council Tax Band C = £1925.49 PA.

EPC Band D.



WARWICK ROAD, SM1

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 815 SQ.FT (76 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 775 SQ.FT (72 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

The Property  
Ombudsman