

High Street, Sutton SM1 1NT

Monthly Rental Of £1,600

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market, this recently refurbished two-bedroom split level flat, situated moments from Sutton High Street and Station. The property comprises: Two bedrooms, new bathroom suite with separate shower cubicle. The property is set within close proximity of both Sutton High Street and both Sutton Main train station as well as Sutton Common train station. The property is located 0.9 miles from Sutton Common train station which has links into London Blackfriars and Sutton. Sutton train station is 7 mins away and has links to London Victoria, London Bridge, West Croydon and Epsom.

Two Bedroom Flat

Recently Refurbished

Laminated Flooring

Open Plan Kitchen

Gas Central Heating

High Street, Sutton SM1 1NT

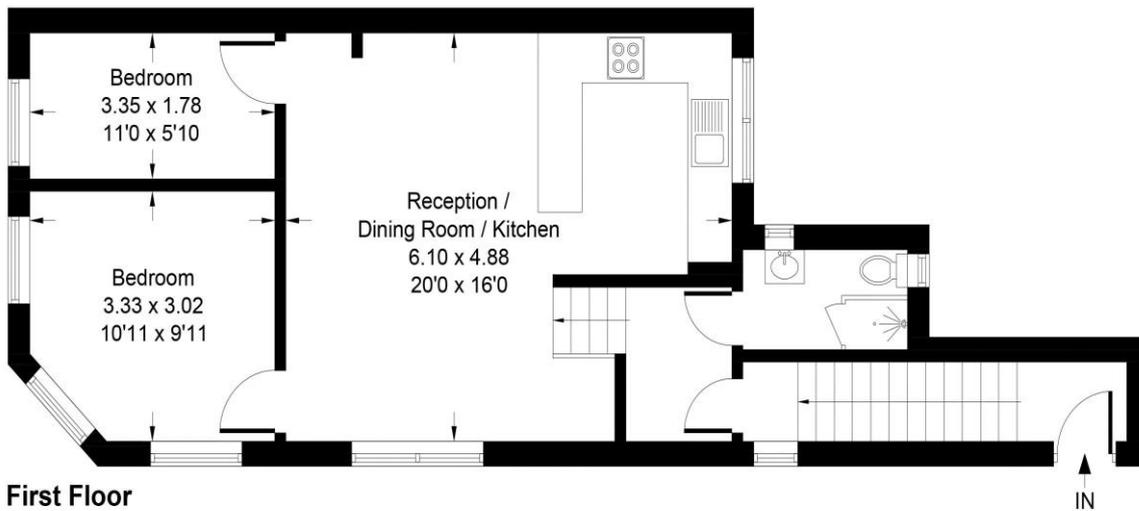
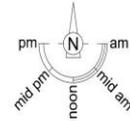
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High Steet, Sutton, SM1

Approximate Gross Internal Area
55.0 sq m / 592 sq ft



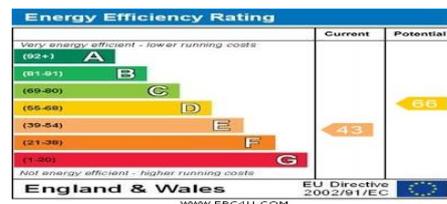
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Ivy Gate by IDENTIKA LTD

Tenure:

Council Tax: C

Local Authority:

EPC Rating: E



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.