

# Dunsbury Close, Sutton SM2 6TP

## Monthly Rental Of £2,350

4 Bedrooms | 3 Bathrooms | 0 Reception

**IVY GATE™**



### Summary:

Suitable for family occupation or up to 4 professional sharers. A newly refurbished 4-bedroom, 3-bathroom maisonette arranged over three levels and comprising large entrance hall with store for cycles at ground level, leading up to the first floor there is an integrated handle less kitchen with washer/dryer, dishwasher, induction hob and fridge freezer, stone worktops and dining area with table and chairs. A reception room and access onto a private terrace. On the first floor there is a double bedroom and shower room/W.C. An internal staircase leads up to the second floor where there are a further 4 bedrooms, one of which has an en-suite shower room/W.C. and a further bathroom/W.C. All bathrooms have been newly refurbished and have rain showers; vanity sink units and towel radiators. There is a spare bedroom which can be utilised as a work from home/office area or for storage. The property is suitable for family occupation or 4 single professional sharers and available part furnished immediately.

**Four bedroom Masionette**

**Close to Sutton High Street**

**Part Furnished**

**Balcony**

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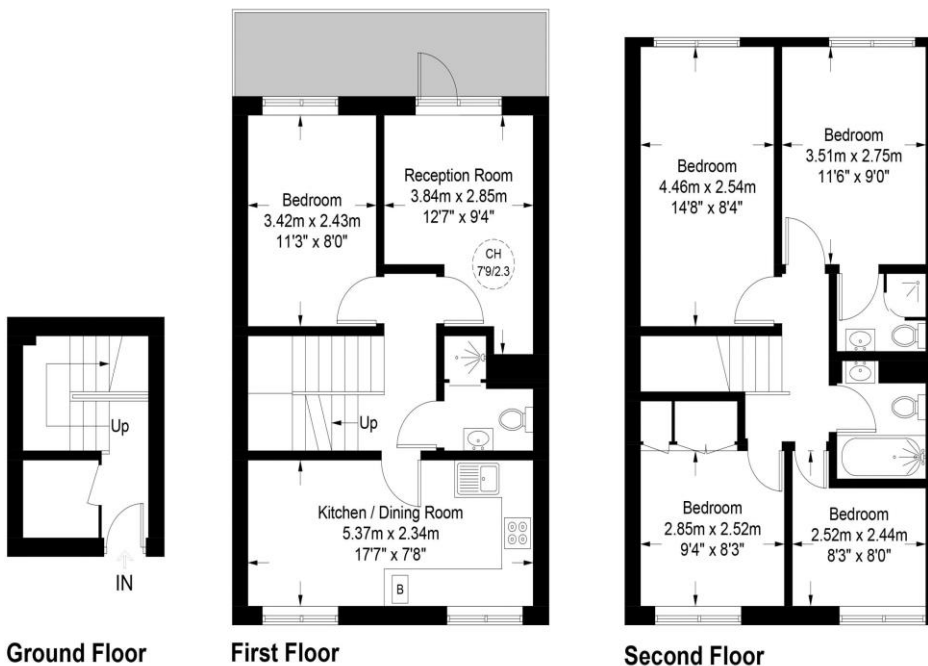
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Approximate Gross Internal Area = 1076 sq ft / 100.0 sq m



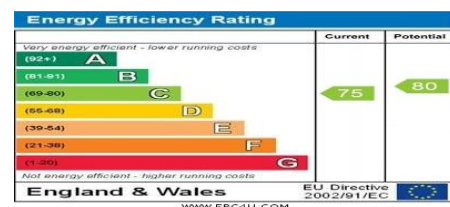
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID966823)

Tenure:

Council Tax: C

Local Authority: London Borough of Sutton

EPC Rating: C



### 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.