

TURNERS



Christchurch Park, Sutton, SM2

£1,500

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





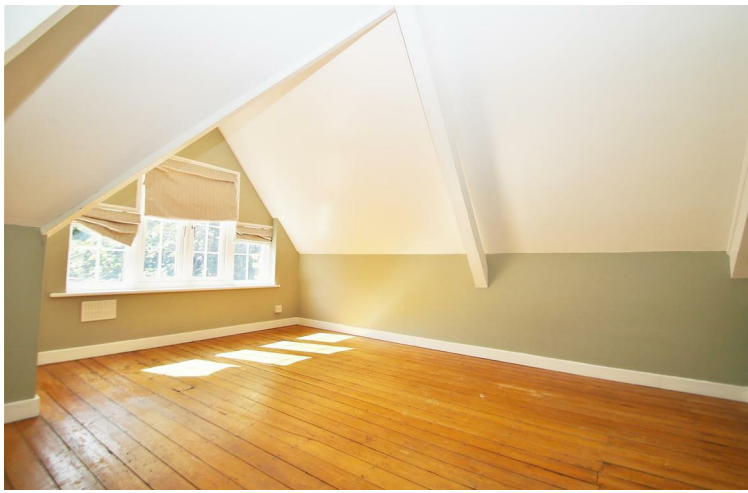
Full Description

PLEASE NOTE: Our credit referencing requires a tenants annual income to be at least 30 times the monthly rent, which in this case is, £45,000 per annum.

IF YOU WOULD LIKE TO BOOK AN APPOINTMENT WE ARE ARRANGING VIEWINGS FOR MONDAY 11TH OF SEPTEMBER BETWEEN 17:00 - 18:00

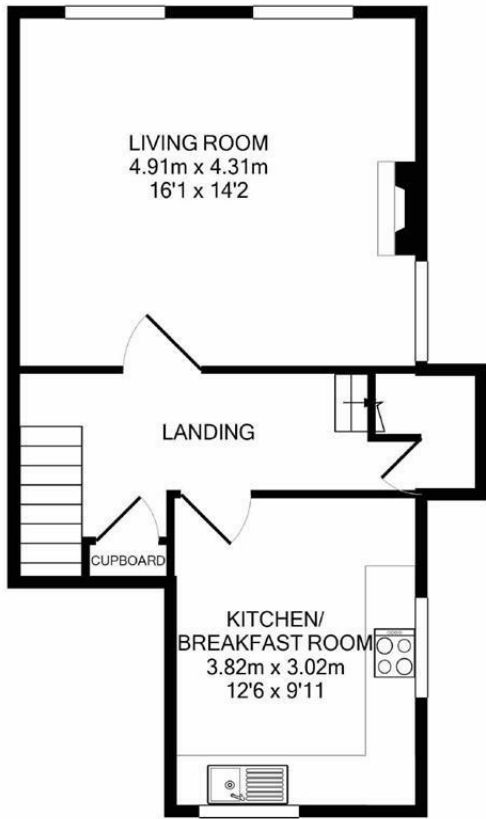
A charming 2 double bedroom split level conversion marionette in one of South Sutton's premier locations. The property offers large spacious accommodation over two floors comprising of 16'1 x 14'2 lounge diner, 12'6 x 9'11 kitchen/breakfast room with a further two double bedrooms and bathroom to the upper floor.

Transport links to the capital are fantastic with Sutton mainline station being within a short walking distance, offering direct services to London Victoria in a little over 30 minutes. Available - Now. Unfurnished.

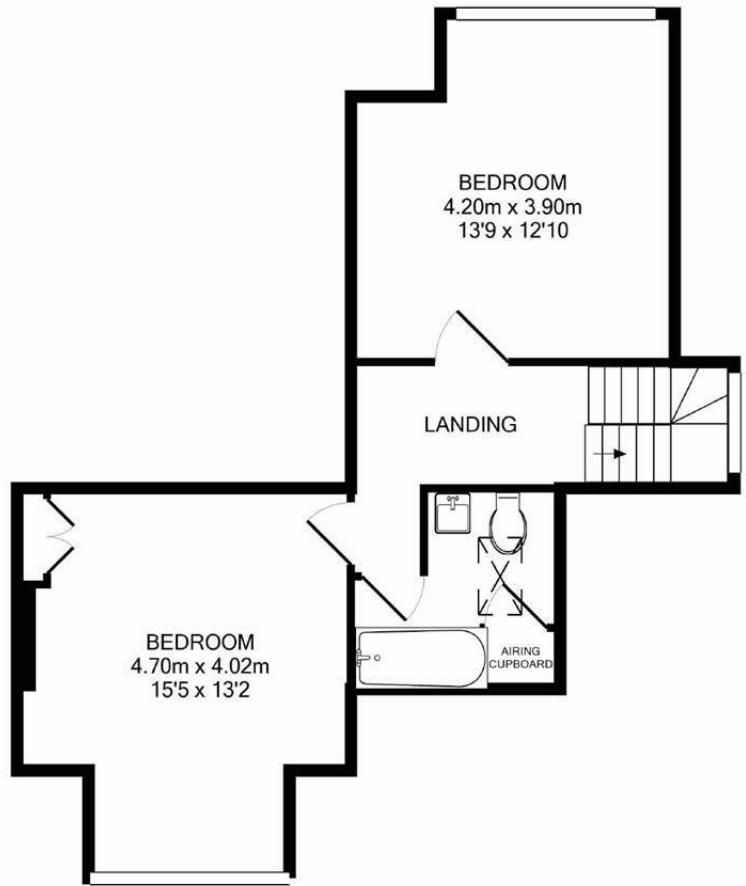


Key Features

- Split level
- 16ft x 13'11 Lounge
- 11'09 x 9'09 Kitchen Breakfast Room.
- 3 piece bathroom with shower.
- 15'04 x 13.00 Master Bedroom
- 13'02 x 12.10 2nd bedroom
- South Sutton Location
- 10/15 minutes walk from Sutton Station.
- Quiet location



1st Floor
Approx. Floor
Area 43.1 Sq.M.
(464 Sq.Ft.)



2nd Floor
Approx. Floor
Area 44.9 Sq.M.
(484 Sq.Ft.)

Total Approx. Floor Area 88.1 Sq.M. (948 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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