

Egmont Road  
Sutton, SM2 5JR

£1,500 Per Month



**\*\*AVAILABLE NOW\*\*** A well presented two double bedroom conversion flat located on a quiet residential street within an easy walk of Sutton Station and Town Centre. Comprising of two double bedrooms with built in storage in the master bedroom, spacious lounge with an open plan kitchen, separate utility/storage room, off street parking and a lovely communal garden. This property is perfect for a professional couple looking for good transport links, and is offered furnished.

## First Floor



- Two Double Bedrooms
- Off Street Parking
- Communal Garden
- Close To Sutton Mainline Station
- Offered Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Sutton Council Tax Band : B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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