

# mi-move

— MOVING MADE EASY



Devonshire Avenue, Sutton

£1,075 pcm



Situated on Devonshire Avenue in Sutton, this charming ground floor studio flat offers a delightful living space in a highly sought-after location and is part of a well maintained purpose built block, within walking distance of Sutton mainline railway station and a variety of local shops and restaurants.

Upon entering, you will find the studio room to be both spacious and inviting, benefiting from a bright aspect that overlooks the rear communal gardens. The room is designed to accommodate both living room furniture and a double bed and includes a built-in double wardrobe for your storage needs.

The separate kitchen is well-appointed, featuring a built-in gas hob, oven, washing machine, and fridge, making it ideal for those who enjoy cooking. The modern bathroom is equally impressive, equipped with a full bath, shower, and shower screen.

Additional features include gas central heating and full double glazing, providing warmth and comfort throughout the year. For those with a vehicle, the property comes with a reserved off-street parking bay, set within the lovely south-facing communal grounds.

This flat is offered on an unfurnished basis and has recently been redecorated and recarpeted, ensuring it is in excellent condition for immediate occupancy.

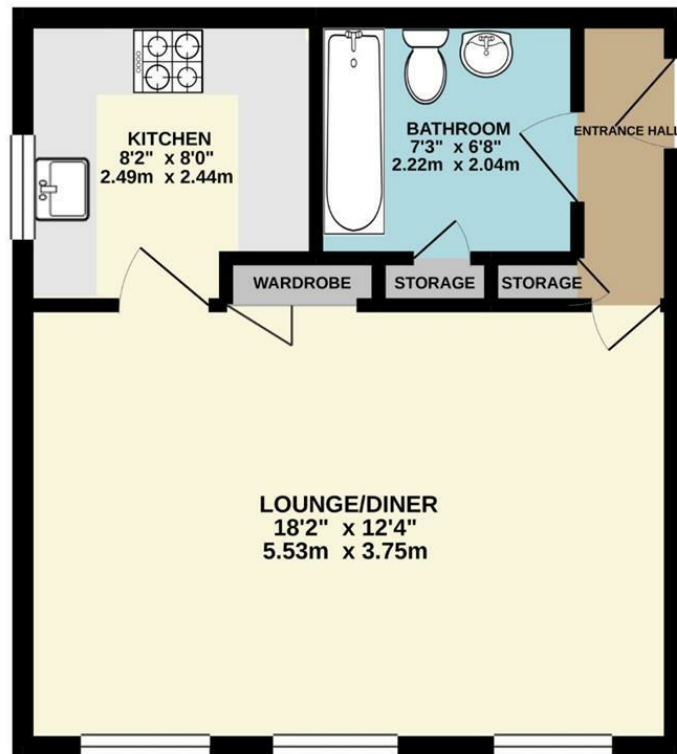
Do not miss the opportunity to view this delightful studio flat - contact us today to arrange your appointment.







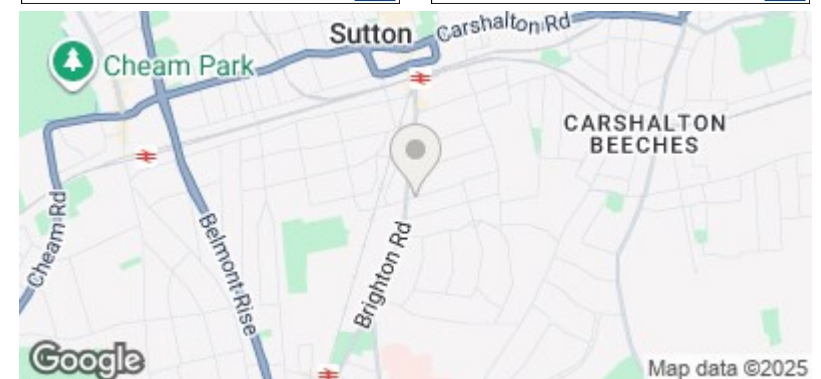
GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 368 sq.ft. (34.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	73	75

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	77	80



Mi-Move Limited, 6 Sutton Plaza, Sutton Court Road, Sutton, Surrey SM1 4FS

**Phone:** 020 3538 0558 **Email:** info@mi-move.com **Web:** www.mi-move.com

**Registered in England No:** 07979632 **VAT No:** 132 0989 20

