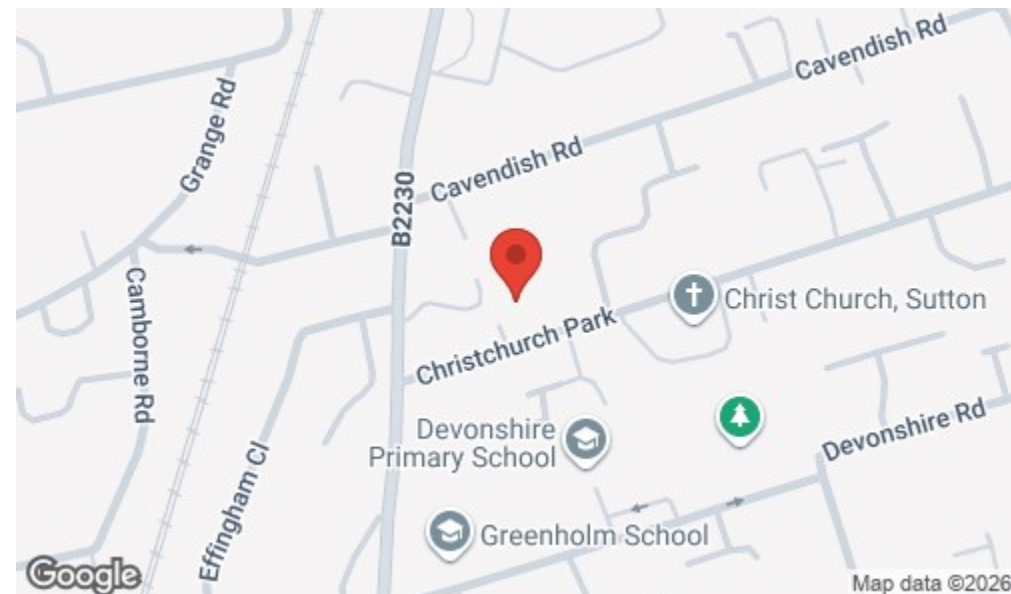


## Location

### Location Map



### Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

**CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED**

Tel: 020 8401 5000

E-mail: [residential@centro.plc.uk](mailto:residential@centro.plc.uk)

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

**£1,800 Per Month -**  
Christchurch Park, Sutton, SM2 5TT



### Description

- Purpose-built flat full of character
- Spacious reception room
- Modern Kitchen with Dishwasher
- Two well-proportioned bedrooms
- Close to excellent schools
- Built In wardrobes
- Communal gardens
- Permit Parking can be applied for
- Council Tax Band D
- EPC Rating D

### Features

- Gas Central Heating
- Double Glazing
- Neutral Decor

### What you need to know

- Term: 12 months
- Rent: £1800pcm exclusive of bills
- Security deposit: £2076.00
- Council Tax Band D
- Energy Rating: D



Accommodation

Additional Photo



All dimensions and measurements are approximate and for guidance only.

*Just Centro's Opinion...*

Welcome to Christchurch Park, a charming spot right in the heart of South Sutton. This lovely two-bedroom ground floor flat offers a great mix of character, space, and convenience, ideal for anyone looking to settle into one of Sutton's most desirable neighbourhoods.

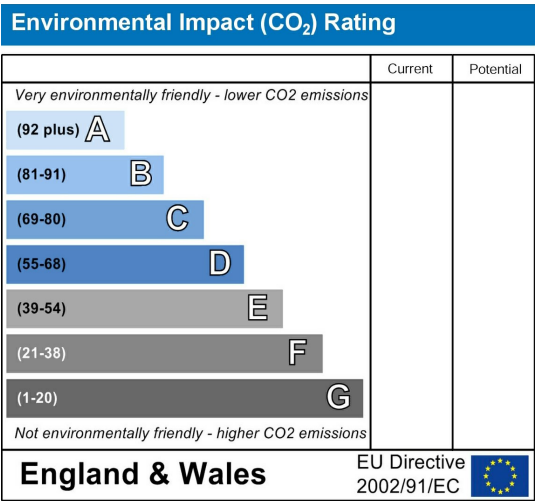
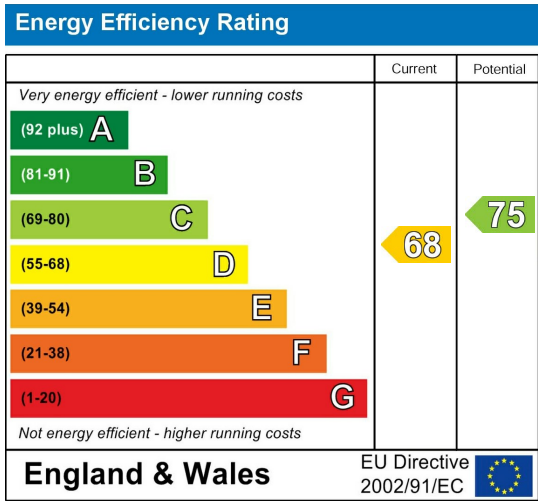
There is a spacious reception room—plenty of room for relaxing, working from home, or entertaining friends. The two bedrooms are well-sized, making it a great option for a small family, sharers, or professionals who just want a bit of extra space.

The layout flows nicely from room to room, with original touches adding a sense of charm and history. The bathroom is clean and practical, and the whole place has been thoughtfully designed to make day-to-day living easy.

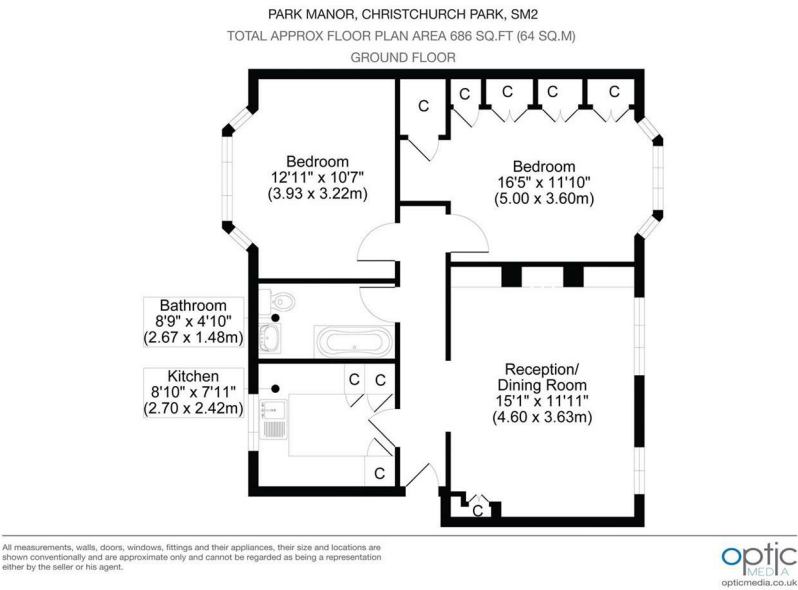
Living here, you're surrounded by excellent local schools including Devonshire Primary, Overton Grange, and Harris Academy—making it a great choice for families planning ahead. On top of that, you're just a short walk from local shops, green open spaces, and Sutton's excellent transport links, so commuting or weekend exploring is simple.

Offered partly furnished and available in October.

EPC Graph



Floor Plan



For illustration purposes only