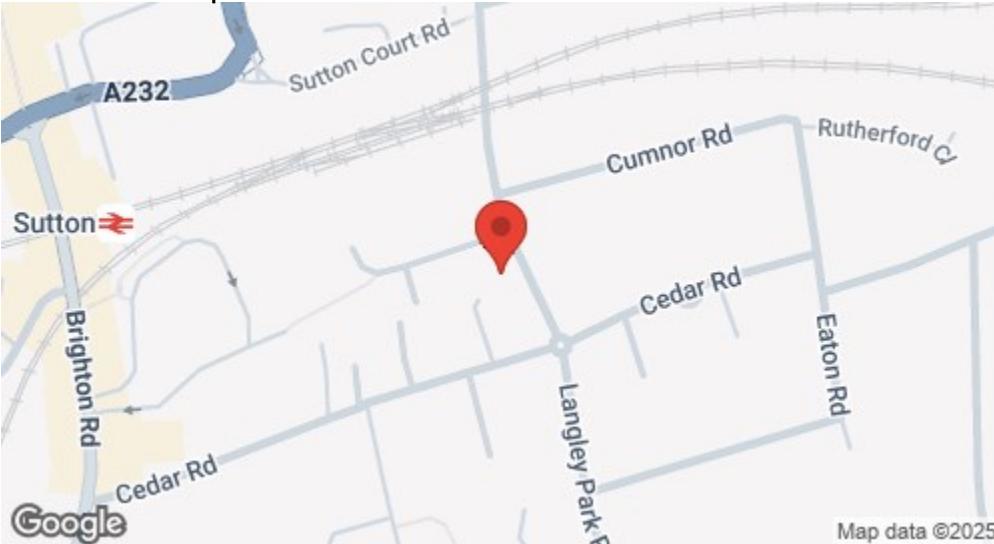


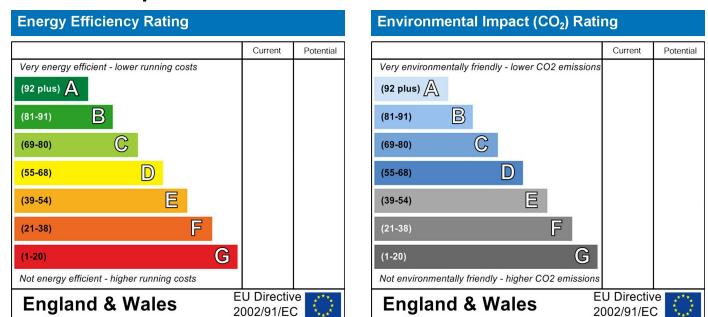
## Location

£825 Per Month - 31st May 2025  
Langley Park Road, Sutton, SM2 5EN

### Location Map



### EPC Graph



### 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)



### Description

- Brand New Room to Rent
- Private Ensuite
- Shared Kitchen
- Single Occupant Only
- First Floor
- Furnished or Unfurnished
- EPC Rating TBC
- Short Walk to Sutton Station
- Council Tax, Electric, Water & Weekly Cleaner - Additonal £150.00pcm



### Features

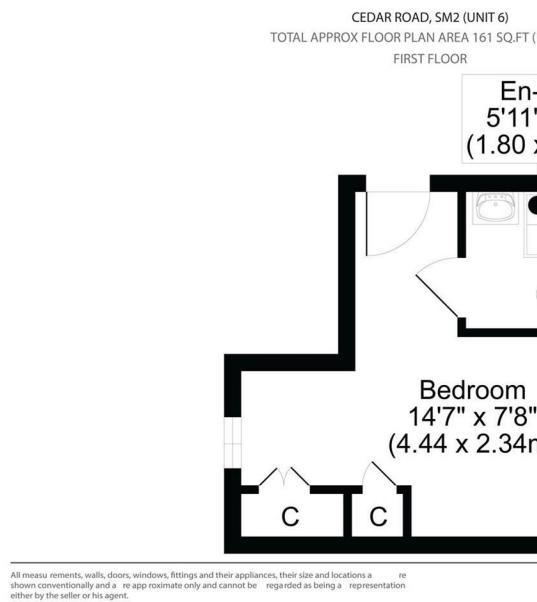
- Electric Heating
- Double Glazing
- Laminate Flooring



### What you need to know

- Term: 12 months
- Rent: £825pcm exclusive of bills
- Security deposit: £951.00
- Council Tax, Electric, Water & Weekly Cleaner - Additonal £150.00pcm
- Energy Rating: TBC

## Floor Plan



optic  
MEDIA  
opticmedia.co.uk

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

BRAND NEW ROOM TO RENT WITH PRIVATE ENSUITE - SINGLE OCCUPANT ONLY

\*\*DEPOSIT FREE OPTION AVAILABLE\*\*

A brand new room to rent, offering a modern and comfortable living space. Located within a thoughtfully designed building of eight flats spread across three floors, this room on the First floor benefits from its own private ensuite.

The shared kitchen, situated on the lower ground floor, is fully equipped with a breakfast bar, two cookers, two hobs, two fridge freezers, a dishwasher, washing machine, and dryer—ideal for those who enjoy cooking and socialising.

Perfectly positioned within walking distance of Sutton Rail Station and the vibrant High Street, the property offers excellent access to transport links and local amenities.

## Additional Photos

