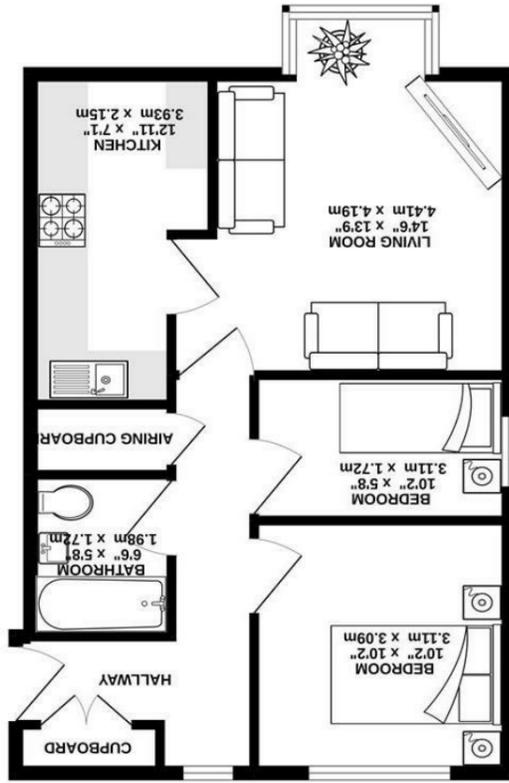


What every attempt has been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, doors and appliances are approximate and are intended to serve the eye only. It is recommended that prospective purchasers should verify the accuracy of the floorplan and measurements on site. The floorplan is provided as a guide only and should not be used as a contract. The floorplan is provided as a guide only and should not be used as a contract. The floorplan is provided as a guide only and should not be used as a contract.



GROUND FLOOR : 555 sq.ft. (51.6 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 18 Kirk Rise

SUTTON, SM1 3BF

**£1,300 Per Calendar Month**

Available Mid-July 2022 - Unfurnished. Silverman Black is delighted to offer this two bedroom ground floor apartment located in a select, gated development just a few minutes walk from Sutton High Street. The flat affords spacious and well-appointed accommodation, comprising a generous living room, a well-equipped kitchen with a breakfast bar, two bedrooms (one double/one single), and a refurbished bathroom. In addition the property benefits from double glazing, full gas-fired central heating to radiators. An allocated covered parking space and a spacious hallway with a large double cupboard which provides good storage facilities. Located in London Travel Zone 4, local transport facilities are close at hand with buses to Morden (Underground Northern Line) available almost immediately outside the development gates, whilst Sutton Common railway station (Zone 4) is approximately 5 minute walk away and Sutton rail station is about 15 minutes walk. Viewing is strongly recommended.

- Available Mid-July 2022
- Two Bedroom Ground Floor Apartment ( Double and Single )
- Select Gated Development
- Allocated Covered Parking Space
- Generous-Sized Living Room
- Gas Central Heating, Double Glazing
- Newly Decorated
- Few Minutes Walk from Sutton High Street / Town Centre
- London Travel Zone 4
- Close to Sutton BR Station

