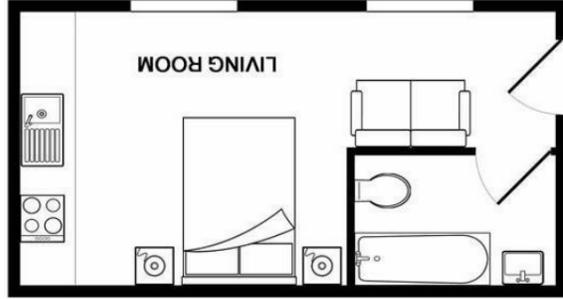
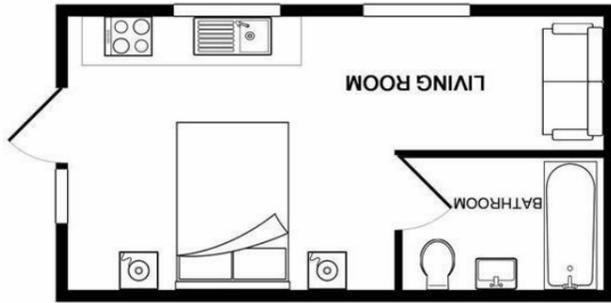


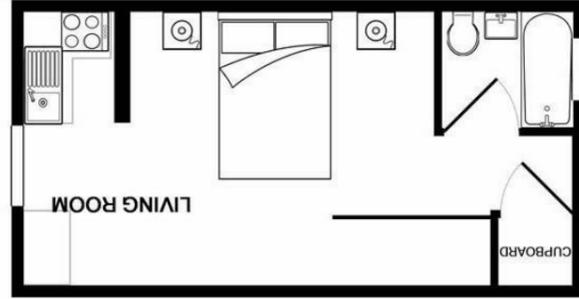
FLAT 3  
 APPROX. FLOOR AREA 260 SQ.FT.  
 (24.1 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is 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.  
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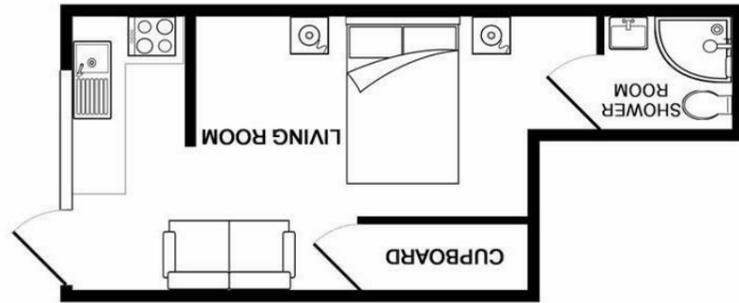
FLAT 4  
 APPROX. FLOOR AREA 260 SQ.FT.  
 (24.1 SQ.M.)



FLAT 2  
 APPROX. FLOOR AREA 262 SQ.FT.  
 (24.3 SQ.M.)

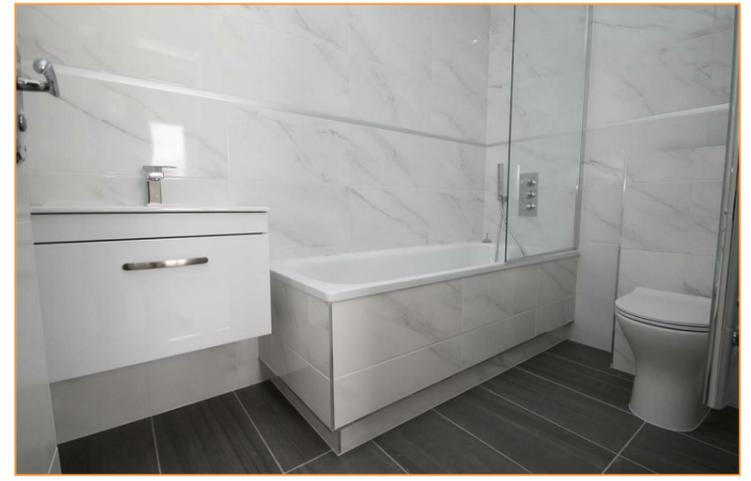


FLAT 1  
 APPROX. FLOOR AREA 261 SQ.FT.  
 (24.3 SQ.M.)



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





## Flat 1 39 Lind Road

Sutton, SM1 4PP

**£800 Per Calendar Month**

Available Immediately - Unfurnished.

Silverman Black is delighted to offer a refurbished studio apartment on the ground floor. The apartment is located at the bottom of Lind Road - 0.5 miles from Sutton town centre and 0.6 miles (13 minutes walk) from Sutton Mainline BR station. It has been completely modernised and beautifully presented - with good size kitchen area and "fully loaded" shower room, spacious living area, new electric heating, new wiring, new double glazed windows and new flooring. The apartment is ready for immediate occupation - and is available on a "first come" basis! Book your viewing appointment with us today!

- Newly refurbished, self contained studio apartment
- Located 0.6 miles from Sutton Mainline BR station
- Modernised to an exacting standard
- Open plan kitchen
- Available for immediate occupancy
- Bathroom/shower room suite, new double glazing,
- Viewing is very highly recommended - especially if you want to secure your choice of apartment!

