



603 sq.ft. (56.0 sq.m.) approx.  
GROUND FLOOR

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





## 207 Collingwood Road

Sutton, SM1 2LX

**£1,700 Per Calendar Month**

Located on Collingwood Road in Sutton, this modern two-bedroom, ground floor maisonette is available to rent in February 2026. This delightful property boasts a spacious reception room which seamlessly flows into the kitchen area. The kitchen, like the rest of the property, is finished to a high standard, offering both style and functionality. Bi-folding glass doors flood the reception room with natural light and open directly into your own private rear garden with a large decking area. The south-west facing garden provides an excellent outdoor space for al fresco dining or simply enjoying a drink on a warm summer evening. The outbuilding at the rear of the garden has its own electricity supply, making it a great space for a potential office or storage area.

The maisonette presents a modern bathroom, finished with stylish tiling and includes both a full-sized bath and a separate walk-in shower, offering practicality and comfort. There is a very generous double bedroom at the front of the property, with a modest single bedroom with built-in storage at the rear. The numerous storage cupboards within the hallway create ample storage space. Additional benefits include a dedicated utility cupboard with washing machine, contemporary flooring throughout, recessed lighting, and a clean, neutral décor ready to move into. Additionally, off-street parking for one vehicle is available at the front of the property.

This maisonette combines modern living with practical features, making it an ideal choice for individuals or couples seeking a comfortable and stylish home in a desirable location. Viewing highly recommended- so call us today and arrange an appointment!

- Modern two-bedroom ground floor maisonette located on Collingwood Road, Sutton- available February 2026
- Spacious open-plan reception and kitchen with integrated dishwasher, gas hob and breakfast bar
- Bi-folding doors opening onto a south-west facing rear garden with decking, ideal for entertaining
- Rear outbuilding with its own electricity supply, suitable for a home office or storage
- Contemporary bathroom with separate bath and walk-in shower
- Utility cupboard with washer and dryer, plus ample hallway storage with neutral décor throughout and off-street parking for one vehicle
- EPC Rating C, Council Tax Band B
- Viewing highly recommended!

