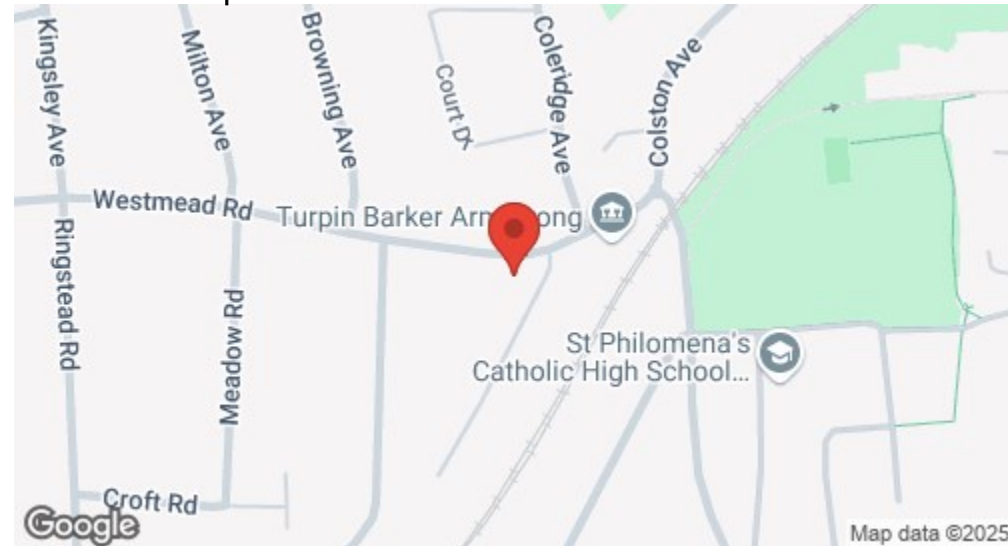
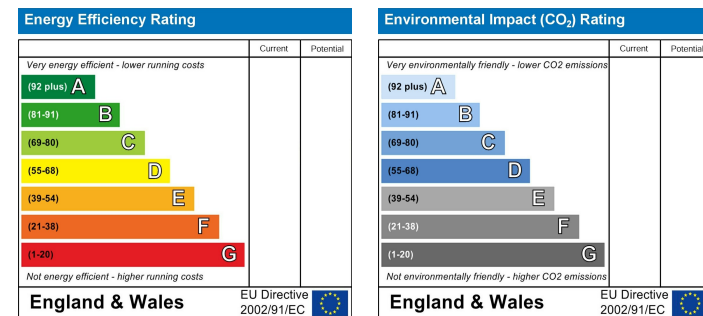


## Location

### 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)

# £1,550 Per Month - 11th January 2025

## Westmead Road, Sutton, SM1 4JD



### Description

- New Development
- Two Bedrooms
- Spacious Lounge
- Modern Kitchen
- Second Floor
- Stylish Bathroom
- Unfurnished
- EPC Rating C
- Council Tax Band C

### Features

- Gas Central Heating
- Double Glazing
- Laminate Flooring

### What you need to know

- Term: 12 months
- Rent: £1550pcm exclusive of bills
- Security deposit: £1788.00
- Council Tax Band C
- Energy Rating: C



## Floor Plan

## Additional Photos

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### *Just Centro's Opinion...*

Welcome to Sumayyah Apartments - a stunning apartment in a brand new development that is sure to impress! This property boasts a prime location on the corner of Westmead Road and Harold Road, just a stone's throw away from Sutton Rail Station and a short walk to Sutton High Street.

This second floor apartment offers two great size double bedrooms, an open plan kitchen/lounge is a highlight of this property, equipped with all new appliances including a dishwasher and a convenient breakfast island for casual dining. The fully tiled bathroom suite adds a touch of luxury, making it a comfortable and contemporary living environment.

Located in close proximity to reputable schools such as Manor Park Primary School, Sutton Grammar School, and St Philomena's Catholic High School for Girls and Greenshaw High School.

For Parking you have free on street parking on local roads.

This unfurnished property is brand new and available now, offering a blank canvas for you to make it your own.

