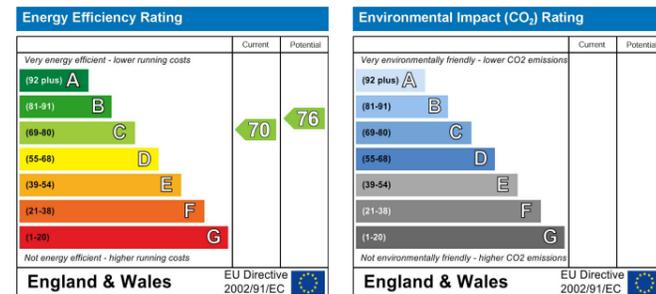


## Location

### 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)

# £1,750 Per Month - 3rd May 2025

St. James Avenue, Sutton, SM1 2TH



### Description

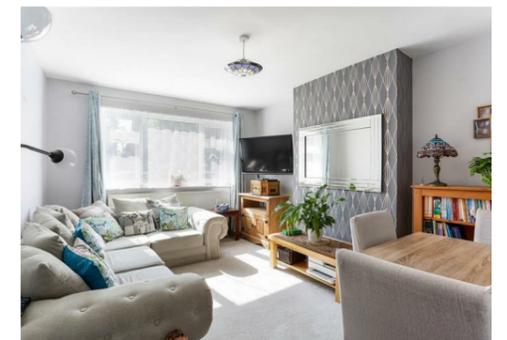
- Ground Floor Maisonette
- Two Bedrooms
- Modern Kitchen
- Private Garden
- Free on road Parking
- Furnished
- Close to West Sutton Rail Station
- EPC Rating C
- Council Tax Band C

### Features

- Gas Central Heating
- Double Glazing
- Laminate Flooring

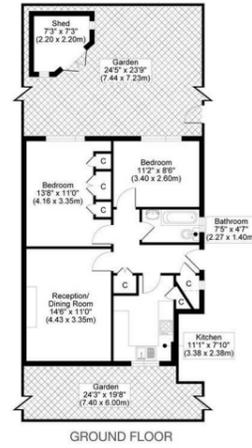
### What you need to know

- Term: 12 months
- Rent: £1750pcm exclusive of bills
- Security deposit: £2019.00
- Council Tax Band C
- Energy Rating: C



## Floor Plan

ST JAMES AVENUE, SM1  
TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 662 SQ.FT (62 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 619 SQ.FT (58 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic  
MEDIA  
optimedia.co.uk

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

Located on St. James Avenue in Sutton, this delightful two-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. With its own private entrance, this property welcomes you into a spacious lounge that seamlessly combines living and dining areas.

The modern kitchen, complete with a handy pantry area, is well-equipped for all your culinary needs. Both double bedrooms are generously sized, providing ample space for a small family or professionals seeking a comfortable home. The stylish bathroom adds a touch of elegance to the property.

One of the standout features of this maisonette is the lovely rear garden, perfect for enjoying the outdoors or hosting gatherings. Additionally, free on-road parking is available, making it convenient for those with vehicles.

Location is key, and this property does not disappoint. A short walk will take you to West Sutton Station, while Sutton High Street and the main rail station are also within easy reach. Families will appreciate the proximity to a variety of reputable schools, including Homefield Preparatory School, Robin Hood Infants' and Junior Schools, Sutton High School, Westbourne Primary School, and Sutton Grammar, all just a stroll away.

Offered furnished and available now, this well-presented maisonette is ready for immediate occupancy—perfect for those looking to move quickly into a comfortable and conveniently located home.

## Additional Photos

