

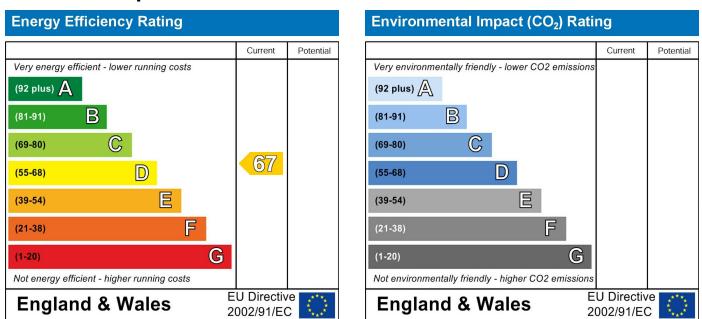
## Location

£1,625 Per Month - 24th August 2025  
Overton Road, Sutton, SM2 6QZ

### 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**

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See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)



### Description

- NEW CARPETS TO BE FITTED
- REPAINT TAKING PLACE
- TWO BEDROOMS
- PURPOSE BUILT
- Council Tax Band C
- EPC Rating D



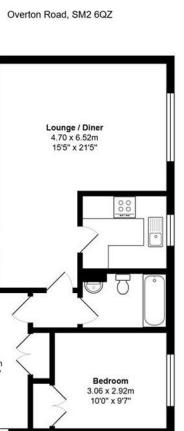
### Features



### What you need to know

- Term: 12 months
- Rent: £1625pcm exclusive of bills
- Security deposit: £1875.00
- Council Tax Band C
- Energy Rating: D

## Floor Plan



All measurements are approximate and for display purposes only

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

Located on Overton Road, Sutton, this charming two-bedroom apartment offers a perfect blend of comfort and convenience. This well-presented top-floor apartment is available for rent from the end of August and is suited for couples, sharers, or a small family.

Upon entering, you will be greeted by a spacious lounge and dining area, perfect for relaxation and entertaining. The separate kitchen is functional and well-equipped. Both double bedrooms come with fitted storage, ensuring ample space for your belongings. The bathroom, featuring windows, adds a touch of brightness to the space.

This property is located in a quiet, small private block, providing a peaceful retreat from the hustle and bustle of daily life. The inclusion of a garage is a valuable addition, offering secure parking and extra storage options. With gas central heating, you can enjoy a warm and inviting atmosphere throughout the year.

The location is particularly appealing, being within walking distance to Sutton High Street and the rail station, making commuting a breeze. Families will appreciate the proximity to excellent schools, including Overton Grange School, Sutton High School, and Avenue Primary Academy, all of which are highly

## Additional Photos

