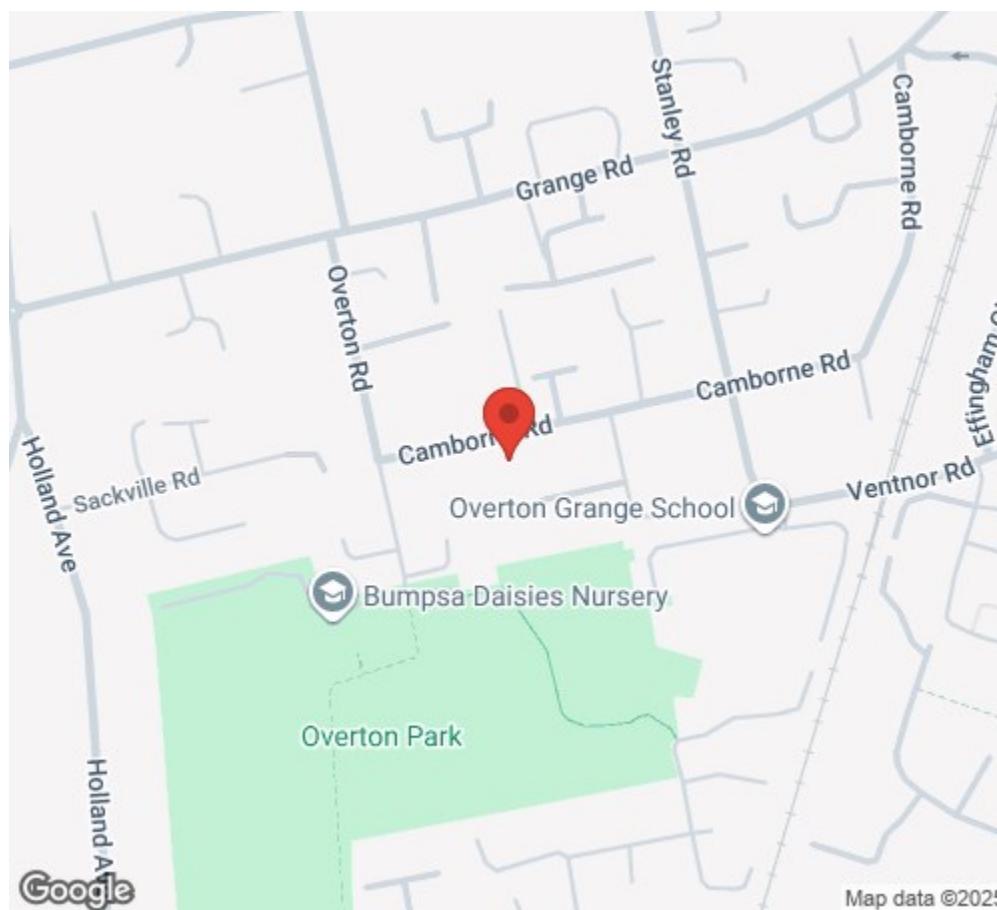


#### Location

From Sutton Station head away on Brighton Road, take a right on to Grange Vale, underneath the bridge and then take your 1st left on to Camborne Road, towards the top of the road and on the left you will find this lovely maisonette.

#### Location Map



£1,400 Per Month - 8th September 2025

87 Camborne Road, Sutton, Surrey SM2 6RF



#### Description

- Converted Maisonette
- One Double Bedroom
- Ground Floor
- Additional Basement Area
- Private Patio
- Bike Storage
- EPC Rating : C
- Council Tax Band : C



#### Features

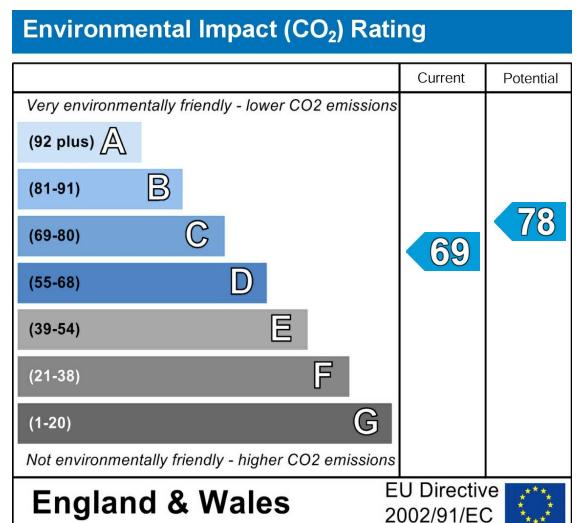
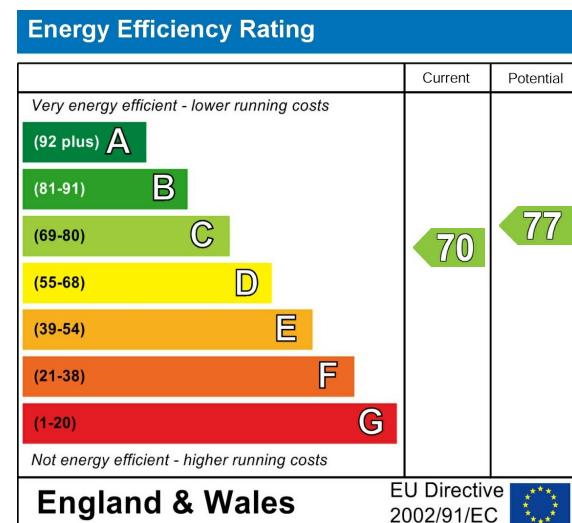
- Gas Central Heating
- Double Glazing
- Free On Street Parking



#### What you need to know

- Term: 12 months
- Rent: £1400pcm exclusive of bills
- Security deposit: £1615.00
- Council Tax Band C
- Energy Rating: (C)

## EPC Graph



## Additional Photos



### Just Centro's Opinion...

A delightful maisonette located along Camborne Road, a quiet residential road within walking distance to Sutton Station and High Street.

This ground floor maisonette offers one double bedroom which steps down to a basement area comprising of two rooms ideal for storage or perhaps a study area, a fitted kitchen with halogen hob, a spacious lounge opening on to a well maintained communal garden and your own private patio area, as well as offering free on street parking and bike storage.

Perfectly located close to Sutton Station and Sutton High Street, you have the added benefit of being within a two minute walk to Overton Park Recreation Ground.

Offered unfurnished and available in September.



### 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)

