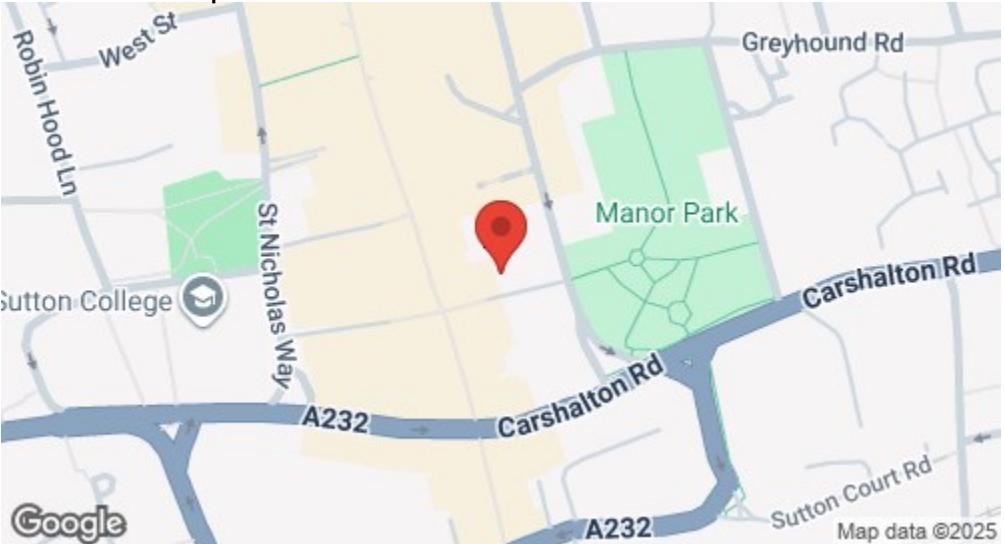


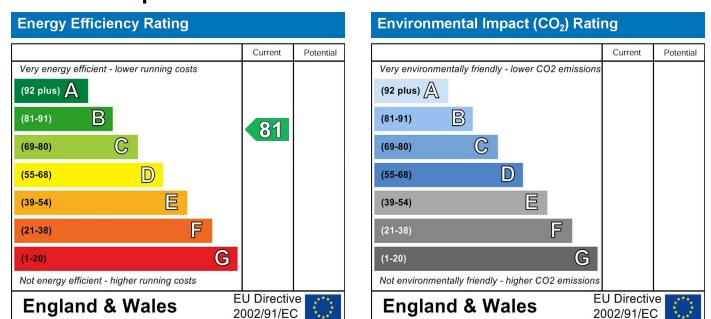
## Location

£1,300 Per Month - 27th September 2025  
Throwley Way, Sutton, SM1 4FD

### 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)



### Description

- Studio Apartment
- Split Level
- 8th Floor
- Concierge
- On-Site Gym
- Modern Kitchen
- Stylish Bathroom
- Lovely views
- Council Tax Band B
- EPC Rating B



### Features

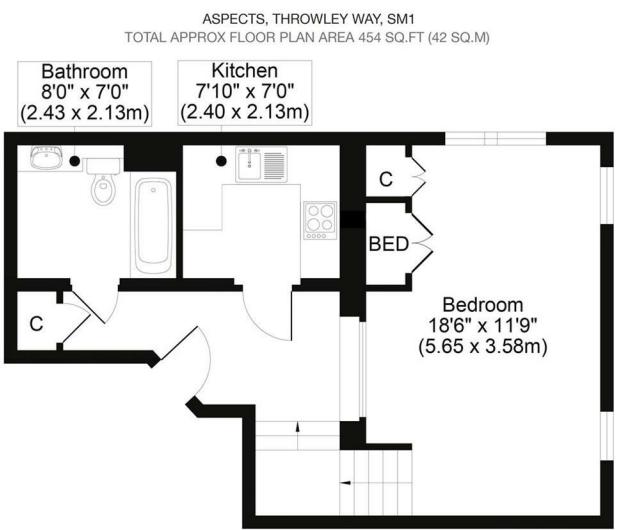
- 8th Floor
- Double Glazing
- Laminate Flooring



### What you need to know

- Term: 12 months
- Rent: £1300pcm exclusive of bills
- Security deposit: £1500.00
- Council Tax Band B
- Energy Rating: B

## Floor Plan



optic  
MEDIA  
opticmedia.co.uk

For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

### Just Centro's Opinion...

Nestled in the heart of Sutton, this splendid Studio apartment on Throwley Way offers a unique blend of modern living and convenience. Situated on the eighth floor of the Aspects building, this purpose-built apartment boasts an impressive space, perfect for a single occupant or a professional couple seeking a stylish home.

The flat features a studio split-level layout, complete with a pull-down bed that maximizes the living area. The separate modern kitchen with appliances includes a dishwasher and a stylish bathroom suite. The apartment is flooded with natural light, providing a warm and inviting atmosphere.

Residents will appreciate the stunning views of Manor Park, the London skyline, and the iconic Wembley arch, which can be enjoyed from the comfort of their home. The building offers a range of amenities, including a lift for easy access and concierge services to assist with your needs. Additionally, the on-site gym facilities are located on the first floor.

The location is superb, with easy access to local shops, restaurants, and transport links, making it a prime choice for those who value both comfort and convenience.

## Additional Photos

