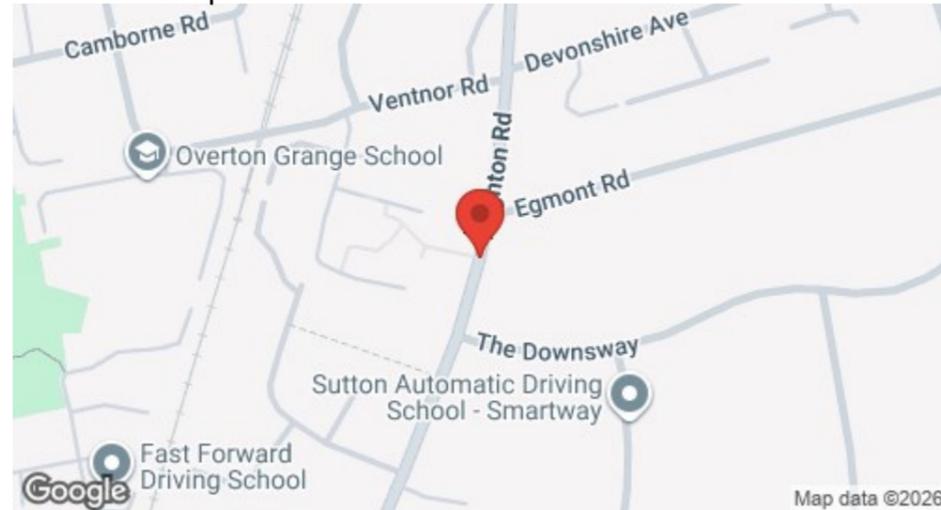
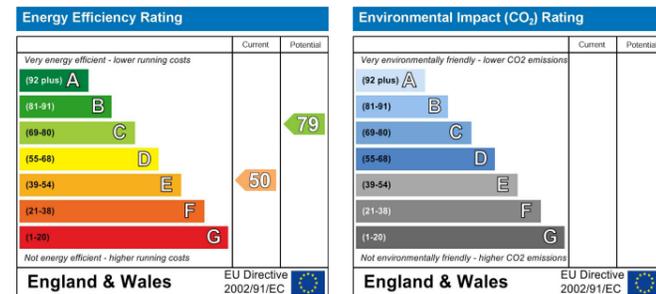


## Location

### 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)

£975 Per Month - 10th February 2026

Brighton Road, Sutton, SM2 5SL



### Description

- Studio Apartment
- Top Floor
- Parking
- Great Location
- EPC Rating E
- Council Tax Band B



### Features

- Original sash windows
- Entry phone
- Parking bay

### What you need to know

- Term: 12 months
- Rent: £975pcm exclusive of bills
- Security deposit: £1125.00
- Energy rating: 50 (E)
- Council tax: B



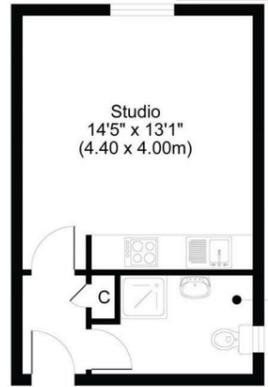
## Floor Plan

BUTE HOUSE, BRIGHTON ROAD, SM2  
TOTAL APPROX FLOOR PLAN AREA 267 SQ.FT (25 SQ.M)

THIRD FLOOR

Shower Room  
9'2" x 5'7"  
(2.80 x 1.71m)

Studio  
14'5" x 13'1"  
(4.40 x 4.00m)



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.

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MEDIA  
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For illustration purposes only



All dimensions and measurements are approximate and for guidance only.

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

A well presented studio apartment located on the top floor of a converted house. Comprising a spacious open plan kitchen/living area, a separate shower room, entrance hallway and a storage cupboard.

Additional features include original sash windows, laminate flooring, entry phone and off street parking.

Bute House is set on the corner of Egmont and Brighton Road in this sought after area of South Sutton and retains much charm and character.

The property is located within easy walking distance of Sutton High Street and Train Station.

Offered furnished and available to view now.

## Additional Photos

