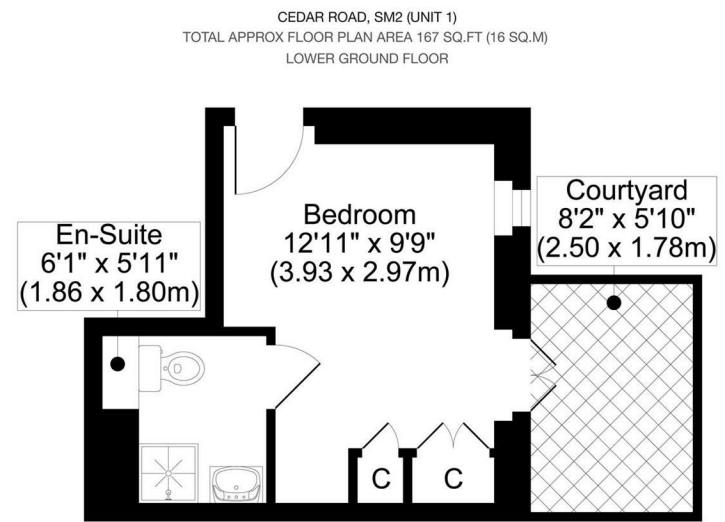




## Floor Plan



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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All dimensions and measurements are approximate and for guidance only.

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

ROOM TO RENT WITH PRIVATE ENSUITE AND COURTYARD - SINGLE OCCUPANT ONLY

A room to rent, offering a modern and comfortable living space. Located within a thoughtfully designed building of eight flats spread across three floors, this room on the Lower Ground floor benefits from its own private ensuite and direct access to a courtyard.

The shared kitchen, situated on the lower ground floor, is fully equipped with a breakfast bar, two cookers, two hobs, two fridge freezers, a dishwasher, washing machine, and dryer—ideal for those who enjoy cooking and socialising.

Perfectly positioned within walking distance of Sutton Rail Station and the vibrant High Street, the property offers excellent access to transport links and local amenities.

Offered furnished or unfurnished, this room is available to view now!

Please note: Council Tax, electricity, water, and a weekly cleaner are charged at an additional £150.00 per month.

## Additional Photos

