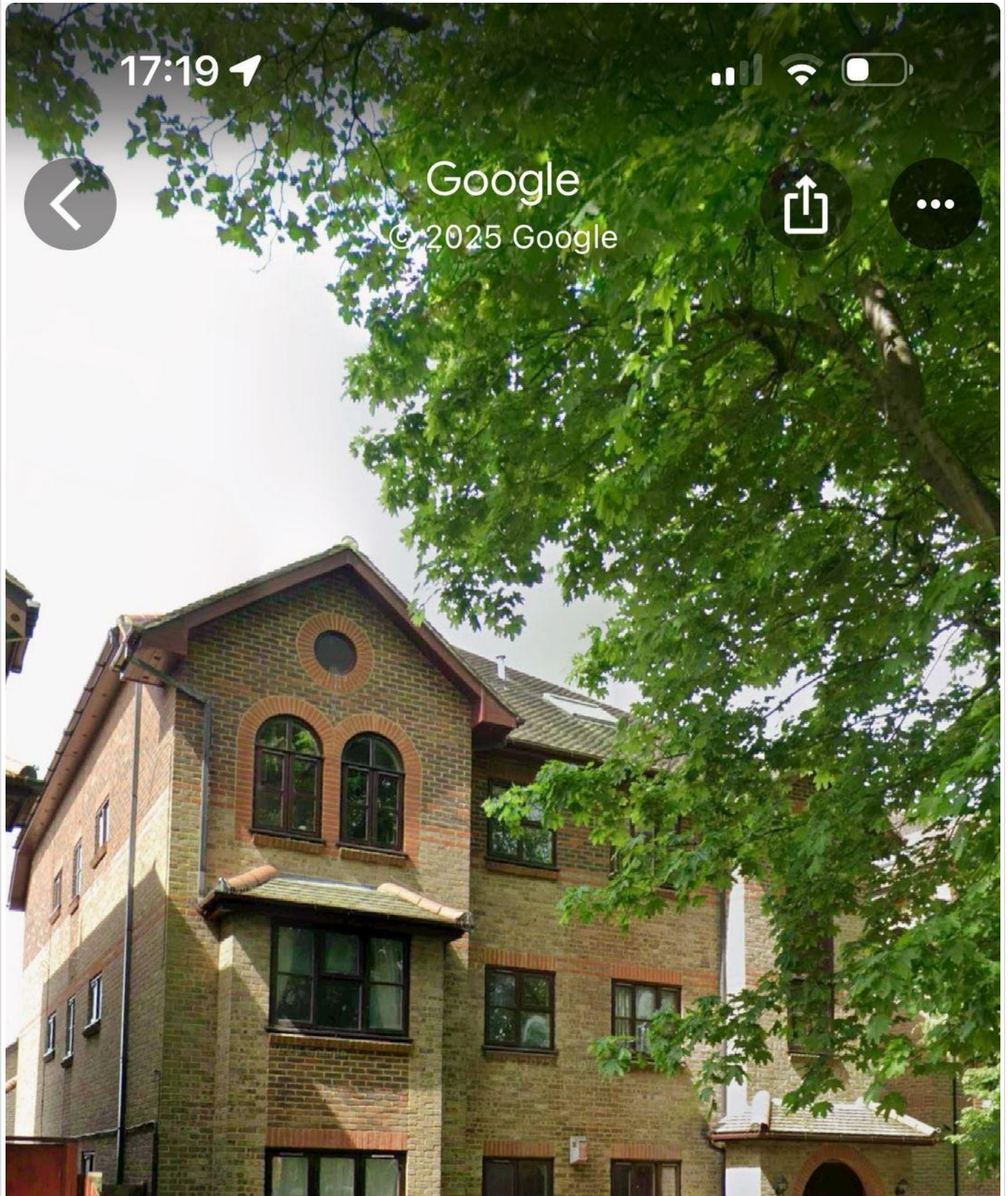


2 Bed Flat In 48 Overton Road , Sutton, SM2 6RB

£1,700 Monthly





SHORT DESCRIPTION

Property Ref: 15370 Modern Two-Bedroom Flat in a Sought-After Sutton Location Nestled in the peaceful residential development of Archers Row, just off Overton Road, this well-presented two-bedroom ground floor flat offers the perfect blend of comfort, convenience, and local charm. The property boasts A bright and spacious living area with large windows allowing plenty of natural light A modern, fully fitted kitchen with excellent storage solutions A generously sized double bedroom alongside a well-proportioned second bedroom A contemporary bathroom complete with a full-size bath and overhead shower Additional highlights include allocated off-street parking, double glazing, gas central heating, and access to well-maintained communal gardens, providing a calm and pleasant environment This home is ideally suited to professionals, couples, or small families

seeking a quiet yet well-connected location Location & Lifestyle The property is within easy walking distance of Sutton Town Centre, Sutton Railway Station, and an excellent selection of local shops, cafés, and restaurants. For families, the flat is superbly positioned near outstanding Avenue Primary School and Overton Grange School, both highly regarded in the area. Excellent transport links and proximity to major routes make commuting into London and surrounding areas straightforward and convenient Key Details Property Type: Flat Guide Price (PCM): £1,700.00 Tenure: 12-month tenancy Council Tax Band: D EPC Rating: D Approx. Size: 685.5 sq. ft (approx) Parking: Allocated space Heating: Gas central heating A modern, low-maintenance home in a desirable Sutton location, early viewing is highly recommended.

2

Bed Room(s)

2

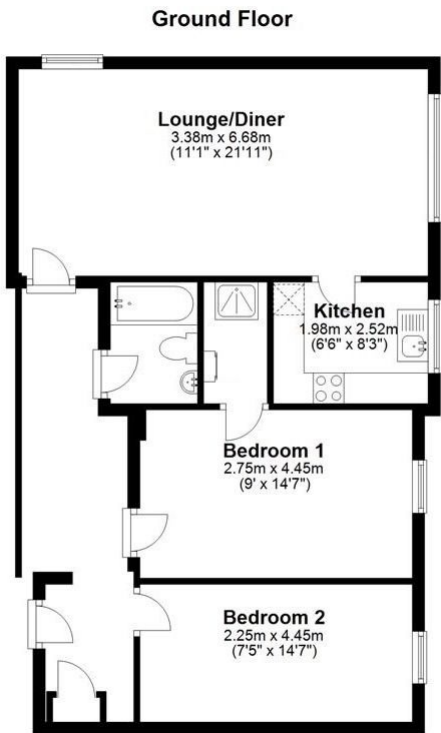
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	60 square metres

Rules on letting this property

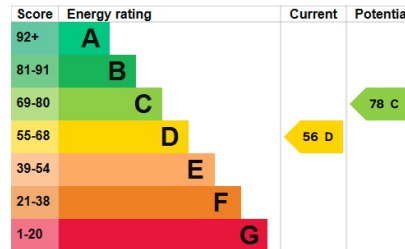
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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