

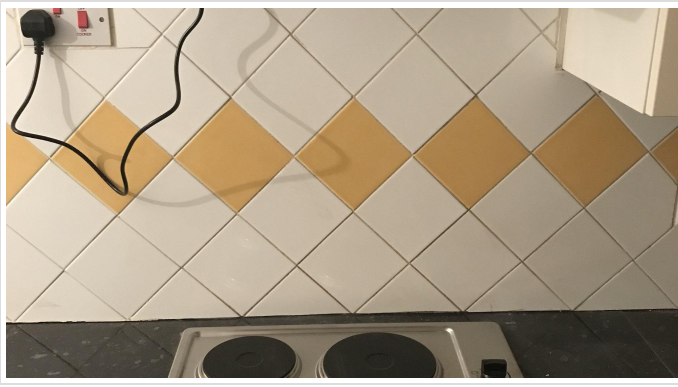


99Home Ltd.
99Home Ltd,
Sutton Business Centre,
Restmor Way,
Wallington,
SM6 7AH,
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2 Bed Flat In TollBar Basinghall Garden, Sutton, SM2 6AT

£1,300 Monthly





SHORT DESCRIPTION

Property Ref: 697 For viewing arrangement, please use 99home online viewing system. ****No admin fees**** A two double bedroom ground floor flat in South Sutton. The property also the benefit of a private balcony overlooking the well kept communal gardens. Parking comes with a garage as well as communal parking. Location Set in Basinghall Gardens, the property boasts a South Sutton location and is therefore ideally located for the station and bustling High Street with restaurants, shops, and excellent transport facilities. Sutton Station has a fast train into Victoria but also serves Clapham, London Bridge and St. Pancras International. The property is on the Third Floor and has a lift and is readily available. Property Type: Flat Full Renting price: £1300.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: B EPC rating: D Measurement: 667.362 sq.ft. Outside Space: Balcony Parking: Allocated, Garage Heating Type: Electric Heating -----

2

Bed Room(s)

1

Bath Room(s)

1

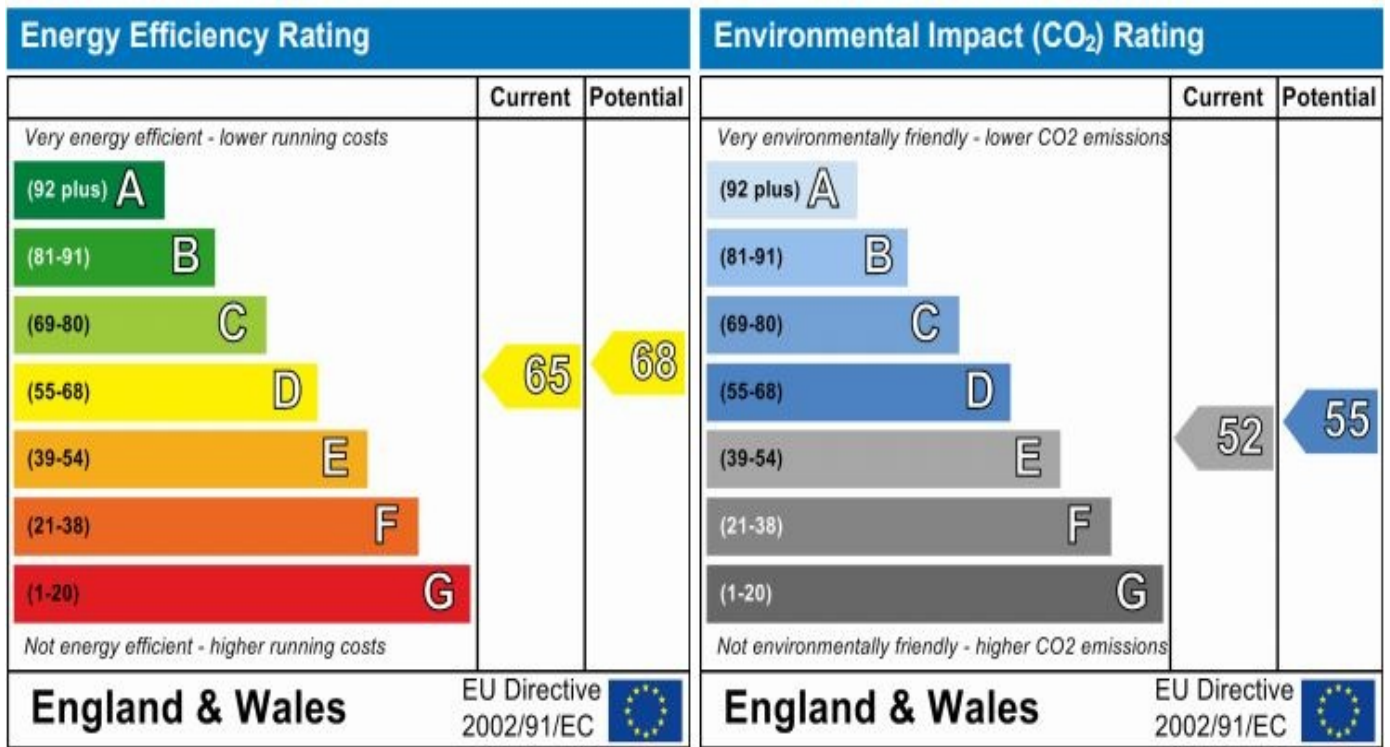
Living Room(s)

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.
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Property type: Mid-floor flat
 Total floor area: 62 square metres

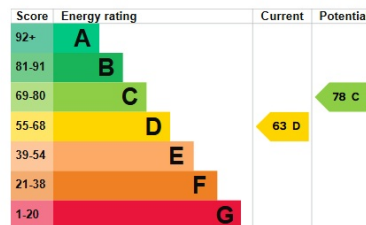
Rules on letting this property

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:

- the average energy rating is D
- the average energy score is 60

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