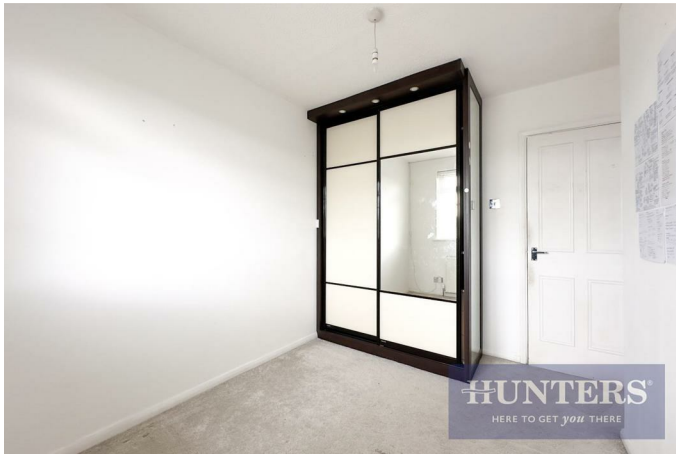




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St. James Road, SM1 2BB | £2,450 Per Calendar Month  
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### Thinking of Selling?

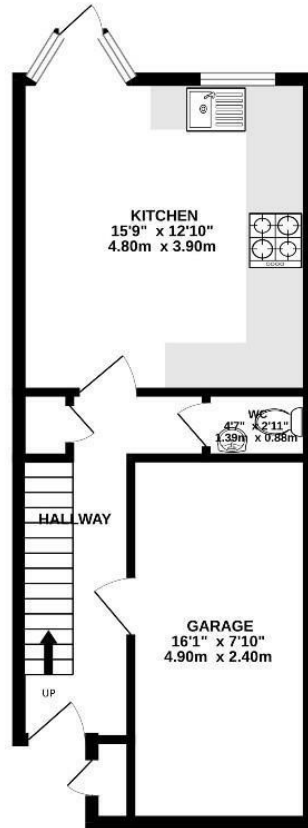
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Welcome to this charming unfurnished townhouse located on St. James Road of Sutton. The property comprises of generous living space split between three floors - entry to the garage, a cloakroom and a fitted kitchen on the ground floor that leads to the private garden to the rear of the property.**

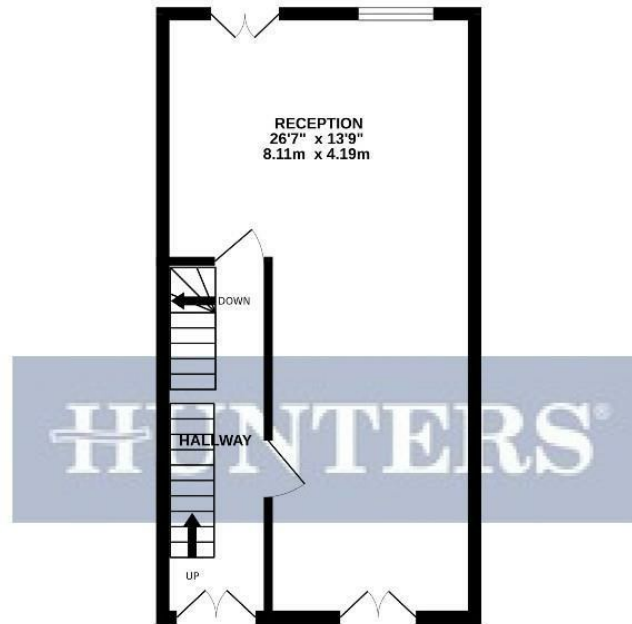
**On the first floor there is a spacious reception room with Juliette balconies to the front and rear of the property, and a family bathroom with three bedrooms on the second floor. The property also provides ample storage for added convenience.**

**Off-street parking is available to the front of the property. Close to local amenities, excellent transport links and in a good catchment area for sought after schools. Viewings are Highly Recommended. Available to rent from 10th June 2024.**

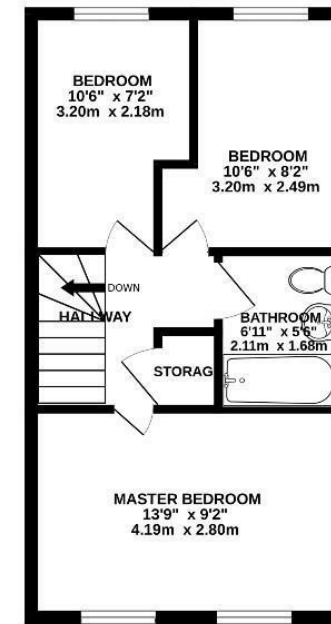
GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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