



HUNTERS[®]
HERE TO GET *you* THERE

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Benhill Wood Road, Sutton

Per Month £1,500 Per Month



Hunters are delighted to offer this bright first-floor flat which spans an impressive 599 square feet. The property features two bedrooms, making it an ideal choice for couples, small families, or professionals seeking a convenient lifestyle.

The flat has been newly refurbished throughout, ensuring a fresh and contemporary feel. The kitchen comes equipped with essential appliances, making it easy to prepare meals and entertain guests.

The flat includes an allocated parking space, providing the convenience of off-street parking in a bustling area.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



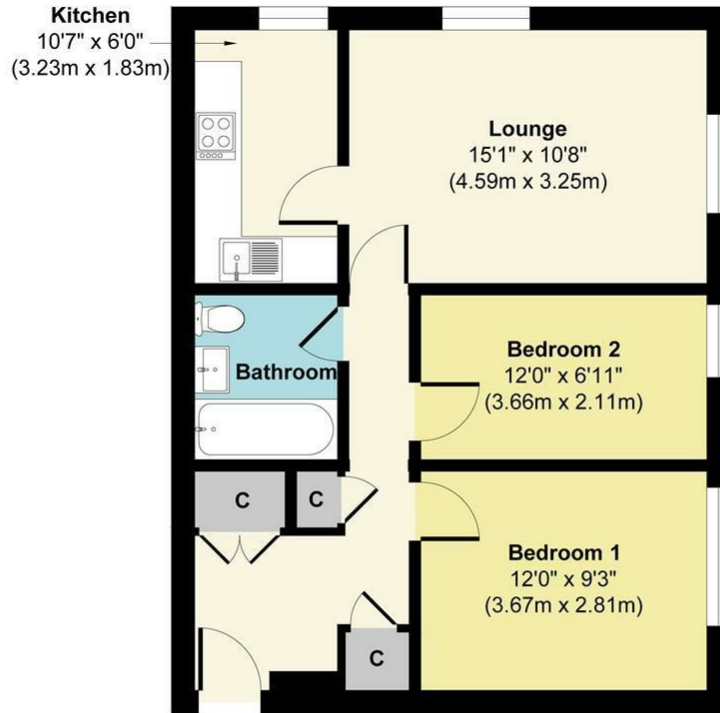
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KEY FEATURES

- TWO BEDROOMS
- FIRST FLOOR
- ALLOCATED PARKING
- NEW FITTED KITCHEN
- NEW BATHROOM
- NEW CARPETS
- DOUBLE GLAZING
- ELECTRIC HEATING



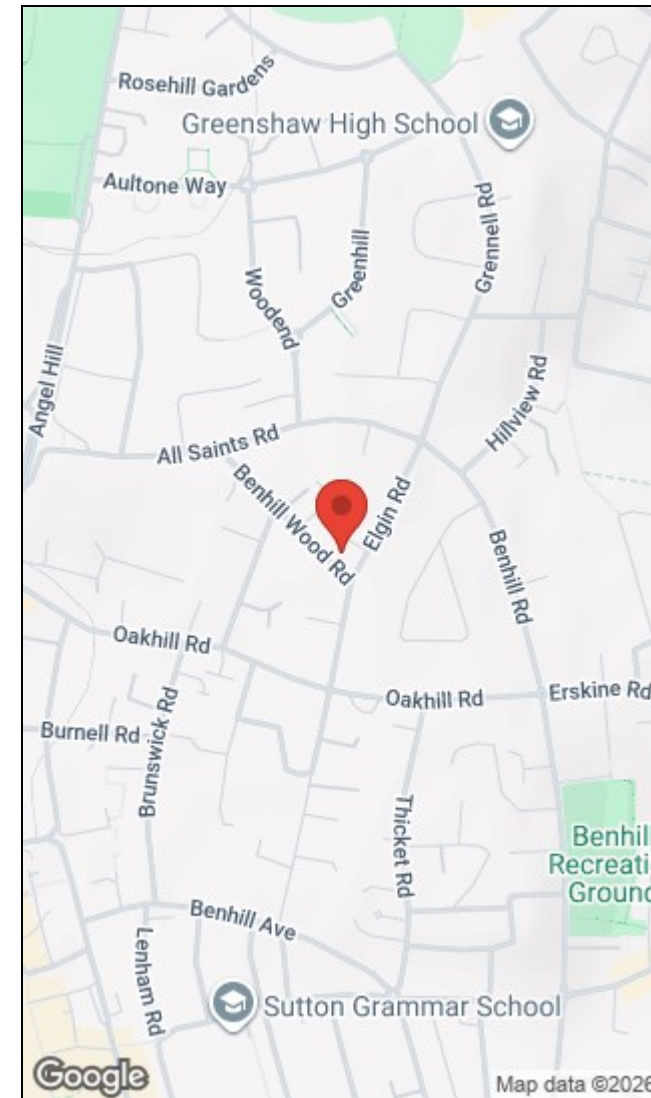




Approximate Floor Area
599 sq. ft
(55.65 sq.m)

Approx. Gross Internal Floor Area 599 sq. ft / 55.65 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		82	
		69	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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