

# HUNTERS®

HERE TO GET *you* THERE



## 15 Burnell Road

Sutton, SM1 4EE

£1,250 Per Calendar Month



AVAILABLE IMMEDIATELY, UNFURNISHED - Located in the heart of Sutton, this Compact one bedroom studio flat offers a delightful living space!

One of the standout features of this flat is its private garden\*, providing a serene outdoor space perfect for relaxation or entertaining guests. The location is particularly advantageous, as it is situated close to a wide array of shopping, leisure, and travel facilities, ensuring that all your daily needs are easily met.

For those who commute, Sutton mainline station is just 0.9 miles away, offering excellent transport links to London and beyond. This flat presents an ideal opportunity for individuals or couples seeking a comfortable and convenient home in a vibrant area.

\* Landlord is in the process of fencing off a section of the communal garden to create a private garden.



BEDROOM 13'6" x 9'8" (4.11 x 2.95)

FITTED KITCHEN/ LIVING ROOM 12'3" x 9'6" (3.73 x 2.90)

SHOWER ROOM

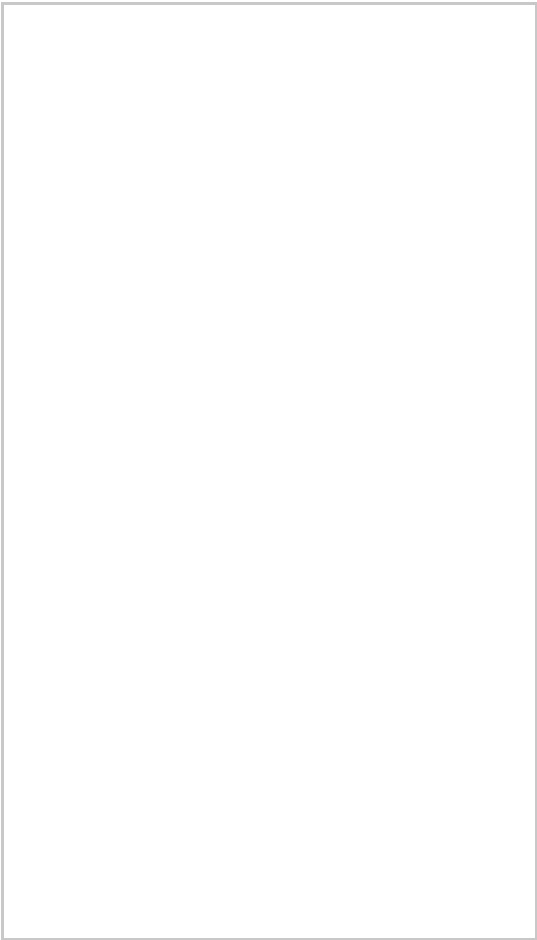
PARKING

Parking on the driveway available on first come, first served basis. Road permit parking.

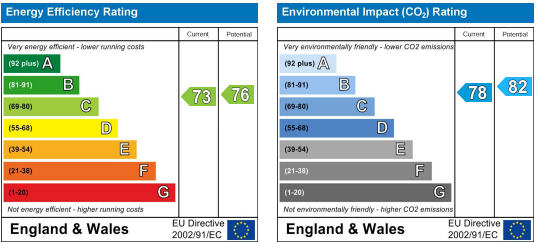
Area Map



Floor Plans



Energy Efficiency Graph



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.

**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.