# Location Map



## Important Note

Centro Residential Sales and Lettings limited have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Viewing: Strictly by appointment through:

CENTRO RESIDENTIAL SALES AND LETTINGS LIMITED Tel: 020 8401 5000 E-mail: residential@centro.plc.uk

See a selection of our properties at www.centro.plc.uk

# £1,650 Per Month -St. James Road, Sutton, SM1 2BA



#### Description

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking
- Top Floor
- Great Location
- Purpose Built
- EPC Rating : D
- Council Tax Band : D

#### Features

- Electric Heating
- Double Glazing
- Allocated Parking

# What you need to know

- Term: 12 months
- Rent: £1650pcm exclusive of bills
- Security deposit: £1903.00
- Council Tax Band: D
- Energy Rating: D



# Additional Photo



# EPC Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80)		
(55-68)	60	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directiv 2002/91/E	

Environmental Impact (CO <sub>2</sub> ) Rat	ing	
	Current	Potent
Very environmentally friendly - lower CO2 emission	s	
(92 plus) 🖄		
(81-91)		
(69-80)		
(55-68) D		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emission	s	
	EU Directiv 2002/91/E	2 - C

# Just Centro's Opinion...

throughout.

Offered unfurnished and Available in January.

Floor Plan

For illustration purposes only

# All dimensions and measurements are approximate and for guidance only.

Located within a short walking distance to Sutton Mainline Station, Sutton town centre and its host of amenities including shops, restaurants and transport facilities you will find this superb two-bedroom purpose built flat.

This top floor apartment boasts two double bedrooms, one with en-suite shower-room, a spacious lounge with fitted kitchen, a family bathroom suite and storage space throughout.

Additional benefits include on residents parking, communal gardens, electric heating and double glazing

