

## Location

From Carshalton train station on West Street, going in a northerly direction continue into Wrythe Lane. Carshalton Girls School can be found on the left hand side, take the next left into Brookfield Avenue. The property is next to the park.

## Location Map



£1,500 Per Month - 2nd January 2024  
Brookfield Avenue, Sutton, Surrey SM1 3QR



## Description

- Ground floor maisonette
- Two double bedrooms
- Separate kitchen to lounge
- Bathroom
- Within walking distance of Carshalton train station
- Unfurnished
- Council Tax band: C
- Energy Rating: D

## Features

- Gas central heating
- Double glazed windows
- Front & rear garden

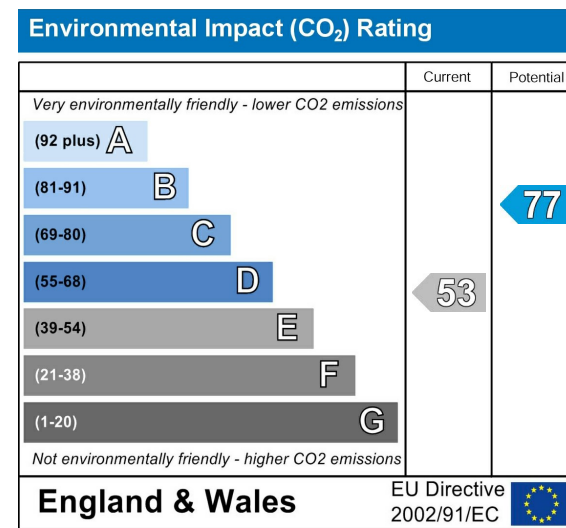
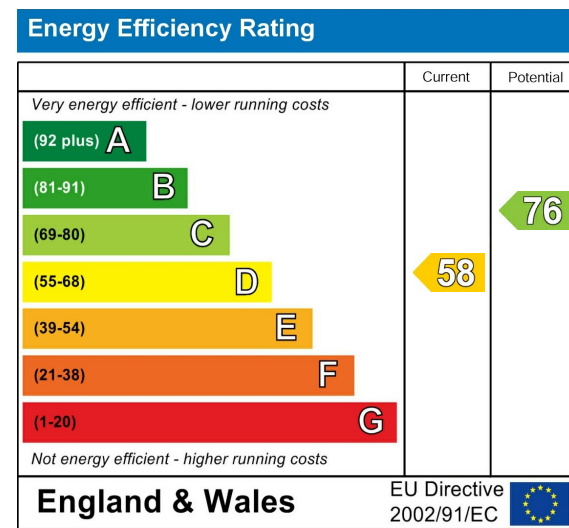
## What you need to know

- Term: 12 months
- Rent: £1500pcm exclusive of bills
- Security deposit: £1730.00
- Council Tax band: C
- Energy Rating: D





## EPC Graph



## Additional Photos



### Just Centro's Opinion...

A bright and spacious ground floor maisonette with two double bedrooms, bathroom with shower over the bath, separate kitchen to the lounge and private rear garden accessed via the kitchen. The property benefits from having gas central heating, double glazed windows and free on street parking. The property is situated within walking distance of Carshalton train station and other amenities.

Offered unfurnished and available to view now.

\*\*White goods are not included\*\*



### 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:

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