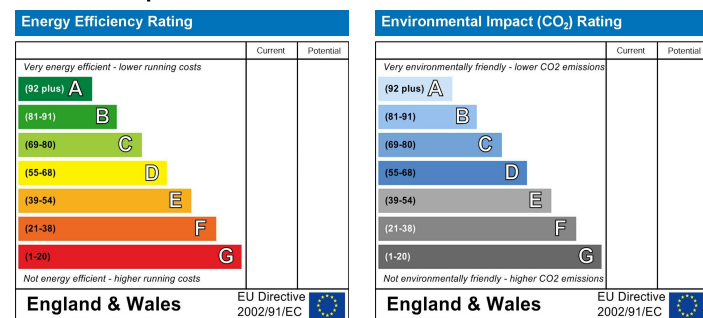


## Location



## EPC Graph



### 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](mailto:residential@centro.plc.uk)

See a selection of our properties at [www.centro.plc.uk](http://www.centro.plc.uk)

**£2,150 Per Month - 4th November 2024**

St. James Avenue, Sutton, Surrey SM1 2TH



## Description

- Terrace Home
- Three Bedrooms
- Spacious Lounge
- Stylish Shower-Room
- Private Garden
- Garage
- Driveway Parking
- Neutral Decor
- EPC Rating E
- Council Tax Band D

## Features

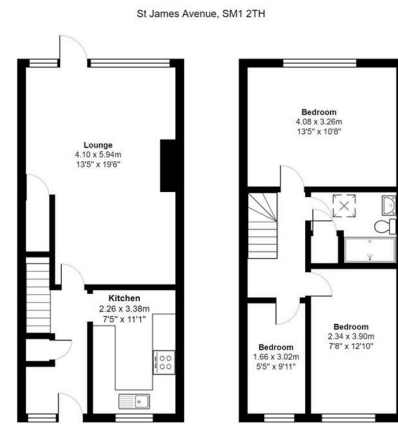
- Gas Central Heating
- Double Glazing
- Neutral Decor

## What you need to know

- Term: 12 months
- Rent: £2150pcm exclusive of bills
- Security deposit: £2480.00
- Council Tax Band D
- Energy Rating: E



## Floor Plan



All measurements are approximate and for display purposes only

For illustration purposes only  
Accommodation



All dimensions and measurements are approximate and for guidance only.

### *Just Centro's Opinion...*

A fantastic three-bedroom semi-detached home with driveway parking set along a quiet residential road in Sutton. Located on St James Avenue, this lovely home offers you a spacious lounge with living and dining space, a fitted kitchen with breakfast bar area, a private garden that also provides access to a garage.

Upstairs you have two double bedrooms, one single bedroom, a stylish shower-room and access to the loft.

You are 1-minute away from West Sutton Station but also walking distance to Sutton High Street and Rail Station.

For Schools you have a whole host within close proximity, some of which include Homefield Preparatory School, Robin Hood Infants' School, Robin Hood Junior School, Sutton High School, Westbourne Primary School and Sutton Grammar are all walking distance.

Offered unfurnished and available in November.

## Additional Photos

