



Price

£2,500 PCM

Fees Apply



Available 31/01/24

Lenham Road Sutton
SM1

cubitt&west
Helping you move forwards



Main Features

- **Huge Rear Garden**
- **Resident's Parking**
- **Close to Amenities**
- **Long Term Let**
- **Suit Family**
- **Three Receptions**



Deposit required is £2,884.62
Sutton London - Council Tax Band Tax Band E

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.cubittandwest.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

Call Sutton 020 86426266 ■ **cubittandwest.co.uk**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

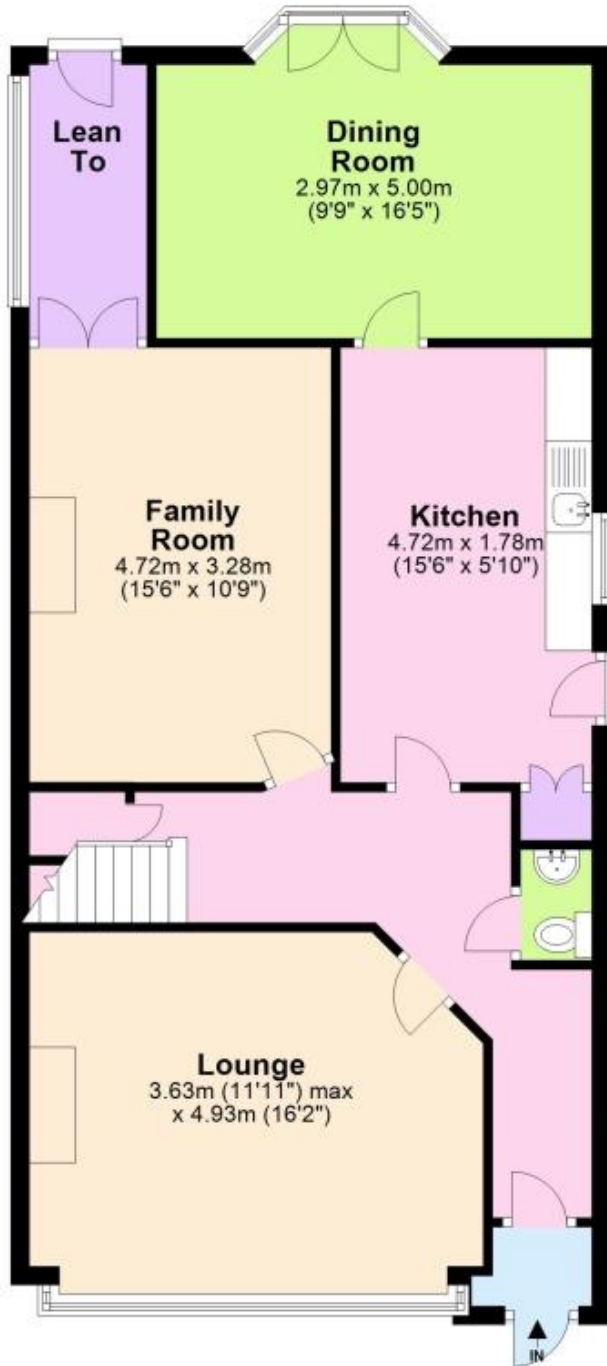
Accommodation

Lounge 16'2x9'9
Dining Room 16'5x9'9
Kitchen 15'2x5'10
Family Room 15'6x10'9
Bedroom 1 16'1x15'8
Bedroom 2 16'5x9'9
Bedroom 3 12'11x10'10
Bedroom 4 10'2x7'9
Bathroom
Separate WC



Ground Floor

Approx. 77.4 sq. metres (833.5 sq. feet)



First Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 145.2 sq. metres (1563.3 sq. feet)