

Leaders

First In Letting

www.leaders.co.uk



Leaders

First In Letting

www.leaders.co.uk



Leaders

2-4 Mulgrave Road, Sutton, Surrey, SM2 6LE

Tel: 0208 6427616 Fax: 0208 7707740

email: sutton@leaders.co.uk

www.leaders.co.uk



Leaders Mortgages

Just another reason why we are First in Letting.

www.leaders.co.uk/mortgages

The Leaders guide to
Buy To Let

in Sutton



Investing in Sutton

Sutton is situated about 10 miles south of central London in the county of Surrey. It is a thriving commercial, shopping and recreational centre providing fast and frequent train services to the West End and the City. The area is located on the edge of Green Belt countryside, offers numerous walks and parks and is within a short drive of the M23, M25 and A3 road connections enabling easy access to Gatwick and Heathrow.

Schooling - Educational facilities in the borough are excellent with a comprehensive selection of schools for all ages and denominations both in the private and public sectors. The Education Department at the Local Authority takes great pride in the quality and reputation of its schools.

Shopping

Sutton is an excellent centre for shopping. There are two indoor shopping malls, the St. Nicholas Centre and Time Square. Shops include Marks and Spencers, BHS, Boots, etc. Additionally there are a huge selection of multiple and individual stores and boutiques most of which currently open seven days a week. Parking in Sutton is excellent with a number of 'pay and display' car parks close to the town with Sunday parking currently only 50p a day.

Entertainment

Sutton offers something for everyone. There is a UCI multiscreen cinema complex, bowling alley, several theatres and nightclubs, various squash, tennis clubs and swimming pools (private and public). Central Sutton also provides a huge selection of bars, pavement cafes and restaurants.

Communications

As you would expect, rail and bus services from Sutton are excellent. Fast trains to Victoria take about 22 minutes, these run frequently especially during rush hours. Trains to London Bridge take a little longer there are also direct services to Kings Cross and the City. There is also a frequent bus service to Morden tube station and night buses run all night to the West End.



What to buy

Please note that the figures below are based on recent sales in Sutton and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 85K - £180K	£ 500 - £ 600 PCM
One bed (Purpose built)	High	£ 95K - £200K	£ 650 - £ 700 PCM
One bed (Conversion)	Very High	£135K - £200K	£ 700 - £ 750 PCM
Two bed (Conversion)	Very High	£150K - £300K	£ 800 - £1200 PCM
Two bed (Purpose built)	Very High	£145K - £350K	£ 800 - £1200 PCM
Two Bed (Terrace)	Very High	£190K - £300K	£ 900 - £1150 PCM
Three bed (Semi)	Very High	£220K - £600K	£1000 - £1400 PCM
Three bed (Terraced)	Very High	£190K - £450K	£950 - £1300 PCM
Detached	Medium	£280K +	£1100 +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

