

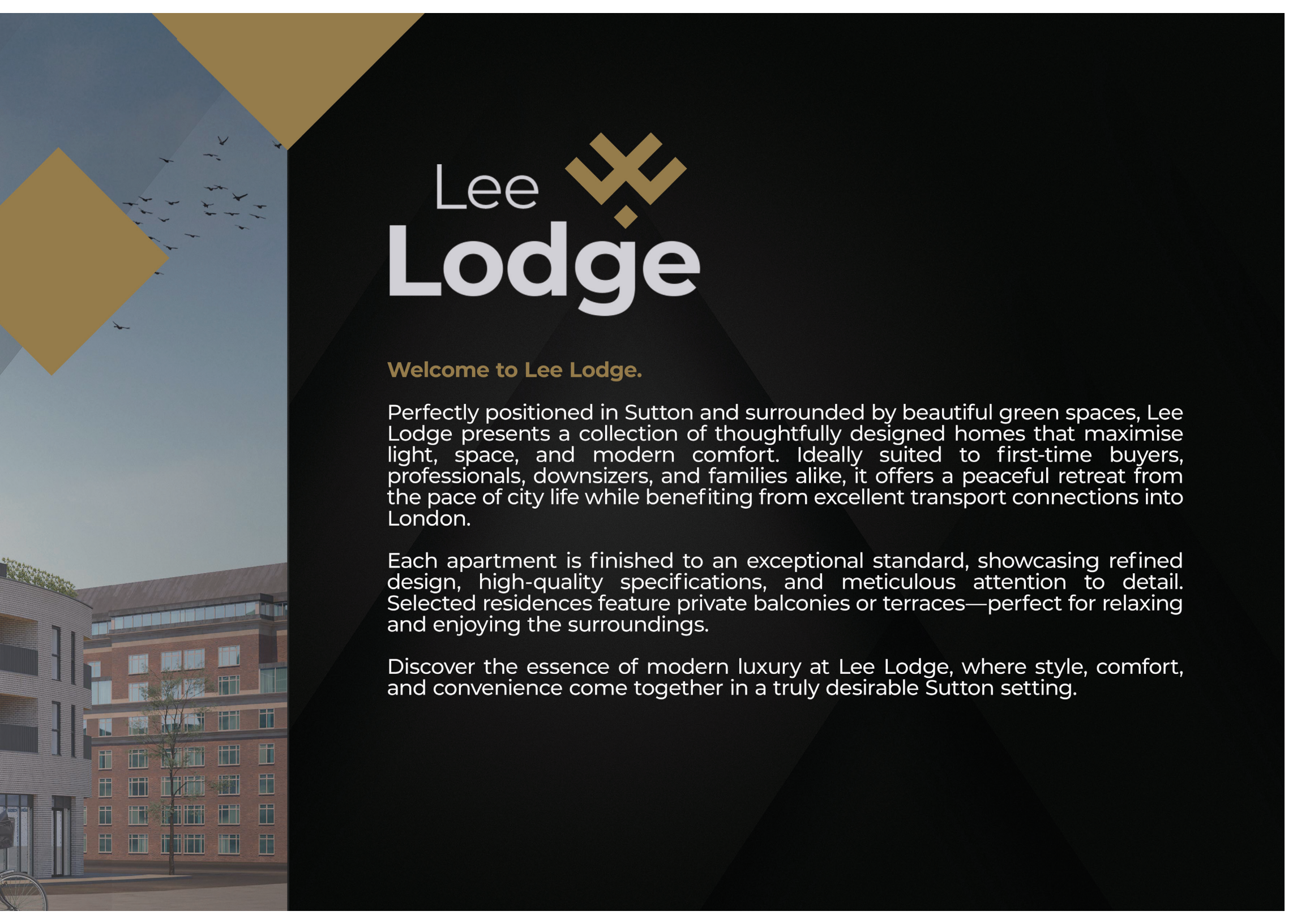


2-4 Lodge Place, Sutton, London, SM1 4AU

A stunning brand new collection of 43 luxury apartments & 2 premium retail spaces in the heart of Sutton, surrounded by lush greenery.



the
lodge

The background of the slide is a photograph of a modern, multi-story brick apartment building with large windows and balconies. In the foreground, a small tree stands on a paved area. The sky is a clear, pale blue, and a flock of birds is seen in flight in the upper left portion of the image. Overlaid on the top left of the photograph are two large, overlapping gold-colored geometric shapes: a triangle and a square. The Lee Lodge logo is positioned in the upper right area of the slide, featuring the word 'Lee' in a white sans-serif font above the word 'Lodge' in a larger, bold white sans-serif font. To the right of the word 'Lee' is a gold-colored stylized 'X' or cross-like symbol.

Lee Lodge

Welcome to Lee Lodge.

Perfectly positioned in Sutton and surrounded by beautiful green spaces, Lee Lodge presents a collection of thoughtfully designed homes that maximise light, space, and modern comfort. Ideally suited to first-time buyers, professionals, downsizers, and families alike, it offers a peaceful retreat from the pace of city life while benefiting from excellent transport connections into London.

Each apartment is finished to an exceptional standard, showcasing refined design, high-quality specifications, and meticulous attention to detail. Selected residences feature private balconies or terraces—perfect for relaxing and enjoying the surroundings.

Discover the essence of modern luxury at Lee Lodge, where style, comfort, and convenience come together in a truly desirable Sutton setting.



LOCATION



A FANTASTIC CITY

Lee Lodge is ideally located in Sutton, a highly desirable South London suburb known for its excellent balance of green open spaces, vibrant town living, and strong connectivity into Central London.

The surrounding area is rich in greenery, with beautiful parks such as Nonsuch Park and nearby Beddington Park offering expansive landscapes, scenic walking routes, riverside paths, and peaceful outdoor spaces to enjoy year-round. Sutton's leafy character creates a calm and residential atmosphere, while still placing residents close to a lively and well-served town centre.



Sutton High Street is just moments away and provides a wide range of amenities, including well-known retailers, independent boutiques, cafés, restaurants, and essential services. From relaxed coffee shops to popular dining spots and entertainment options such as a cinema, the town centre delivers everything needed for convenient modern living.

With its combination of greenery, convenience, and superb transport links, Sutton provides an outstanding lifestyle setting—making Lee Lodge perfectly placed for both comfortable living and long-term appeal.





CONNECTED



A WELL CONNECTED CITY

Just moments from Lee Lodge, residents enjoy outstanding everyday convenience with a nearby ASDA and Marks & Spencer, alongside a vibrant high street offering a wide range of shops, cafés, restaurants, and essential services all within easy walking distance.

The area is exceptionally well connected, with Sutton's nearby train stations providing fast and direct links into Central London, including London Victoria and London Bridge, making it ideal for commuters seeking both speed and reliability.

Directly opposite, a three-storey car park adds further practicality, offering ample parking for residents and visitors and enhancing the overall accessibility of this highly convenient Sutton location.

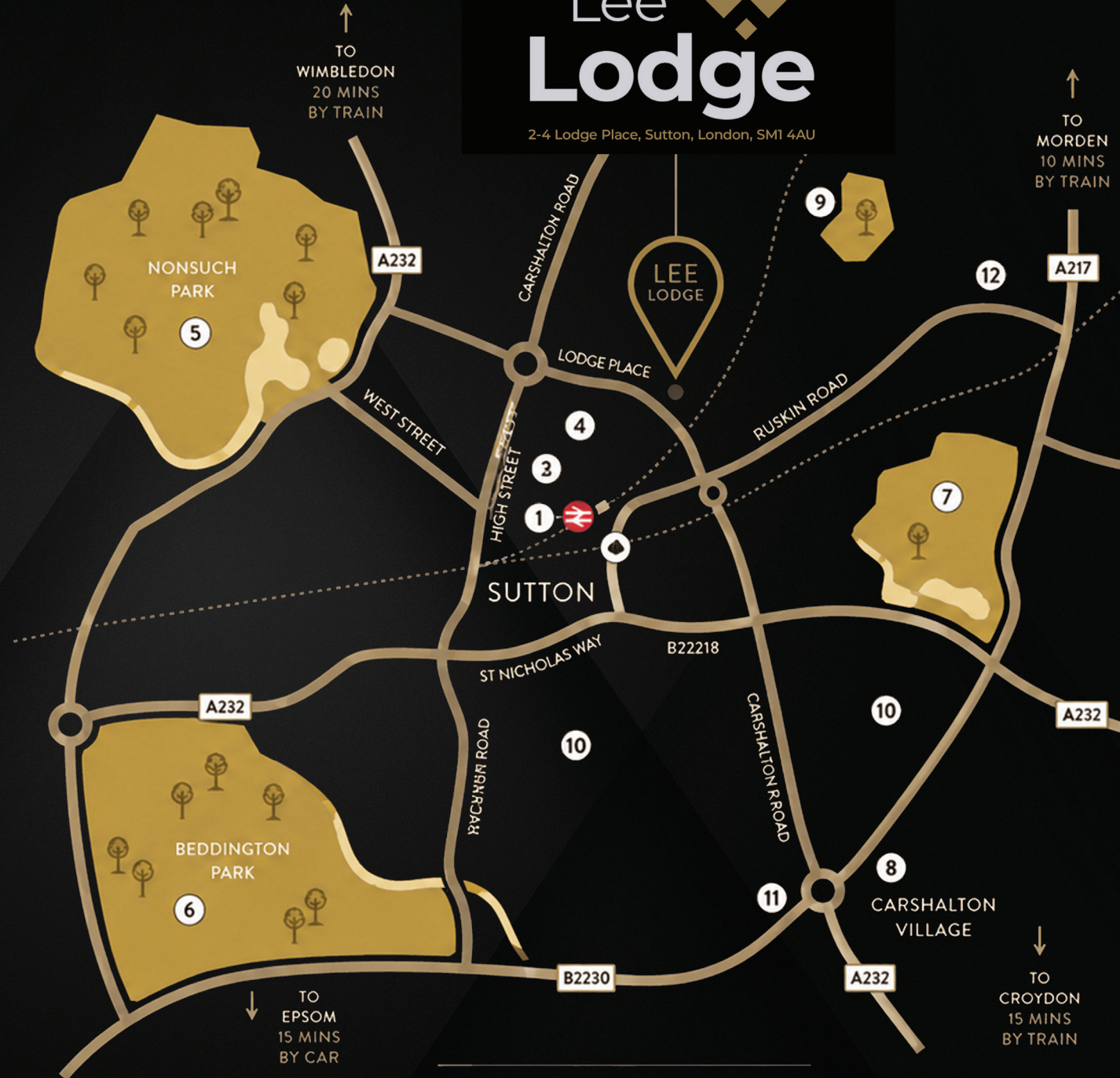




Lee Lodge

2-4 Lodge Place, Sutton, London, SM1 4AU

- | | | | |
|----|------------------------------|------------------|--|
| 1 | SUTTON STATION | 5 MINS WALK | |
| 2 | SUTTON HIGH STREET | 5 MINS WALK | |
| 3 | ST NICHOLAS SHOPPING CENTRE | 6 MINS WALK | |
| 4 | THE LIGHT (CINEMA & LEISURE) | 7 MINS WALK | |
| 5 | NONSUCH PARK | 10 MINS WALK | |
| 6 | BEDDINGTON PARK | 12 MINS CYCLE | |
| 7 | SUTTON SPORTS VILLAGE | 5 MINS DRIVE | |
| 8 | CARSHALTON VILLAGE | 10 MINS DRIVE | |
| 9 | ROSEHILL PARK | 8 MINS DRIVE | |
| 10 | SUTTON GRAMMAR SCHOOL | 6 MINS DRIVE | |
| 11 | HONEYWOOD MUSEUM | 8 MINS DRIVE | |
| 12 | MERTON ABBEY MILLS | 10 MINS DRIVE | |
| 13 | LONDON (VICTORIA) | 28 MINS BY TRAIN | |
| 14 | LONDON (LONDON BRIDGE) | 32 MINS BY TRAIN | |



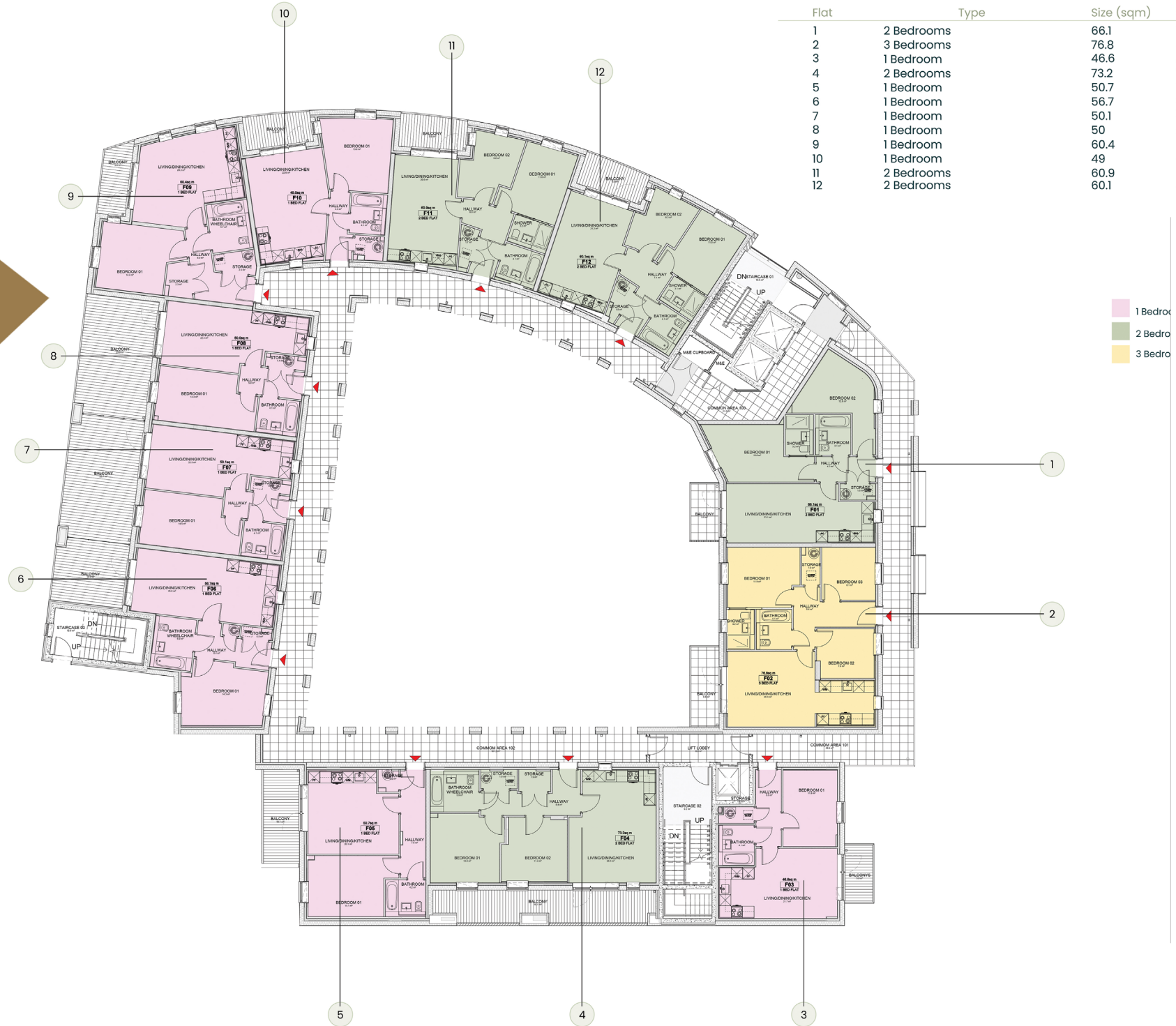
SUTTON STATION

VICTORIA 28 MINS | LONDON BRIDGE 32 MINS

FLOOR PLANS

FIRST FLOOR

Flat	Type	Size (sqm)	Size (sqft)
1	2 Bedrooms	66.1	711
2	3 Bedrooms	76.8	833
3	1 Bedroom	46.6	502
4	2 Bedrooms	73.2	789
5	1 Bedroom	50.7	546
6	1 Bedroom	56.7	609
7	1 Bedroom	50.1	539
8	1 Bedroom	50	538
9	1 Bedroom	60.4	654
10	1 Bedroom	49	527
11	2 Bedrooms	60.9	659
12	2 Bedrooms	60.1	649



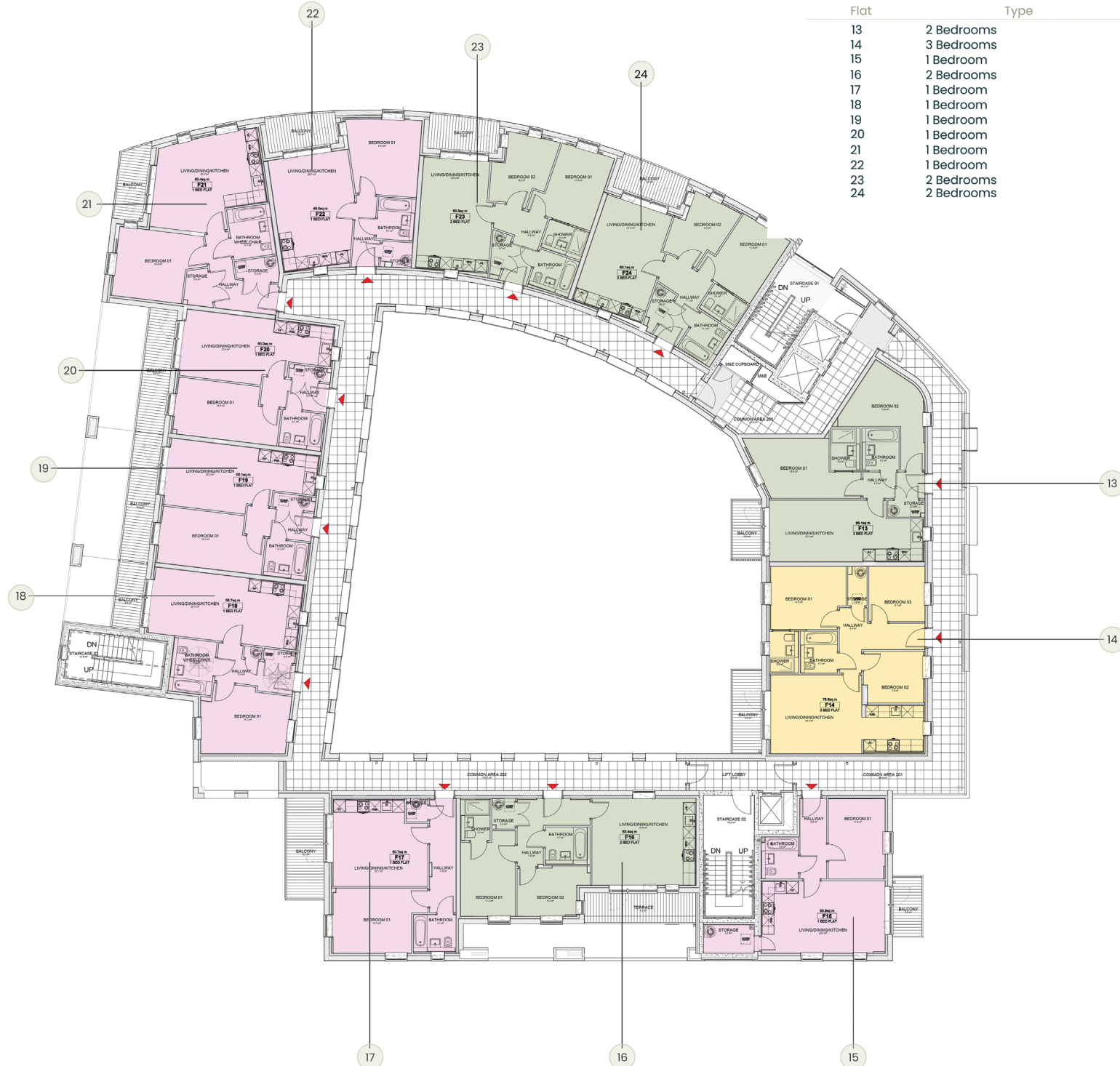
1 Bedroom
2 Bedroom
3 Bedroom

Size (sqf)

711.5
826.7
501.6
787.9
545.7
610.3
539.3
538.2
650.1
527.4
655.5
646.9

SECOND FLOOR

Flat	Type	Size (sqm)	Size (sqf)
13	2 Bedrooms	66.1	711.5
14	3 Bedrooms	76.8	826.7
15	1 Bedroom	50.9	547.8
16	2 Bedrooms	63.4	682.4
17	1 Bedroom	50.7	545.7
18	1 Bedroom	56.7	610.3
19	1 Bedroom	50.1	539.3
20	1 Bedroom	50	538.2
21	1 Bedroom	60.4	650.1
22	1 Bedroom	49	527.4
23	2 Bedrooms	60.9	655.5
24	2 Bedrooms	60.1	646.9





FLOOR PLANS

THIRD FLOOR

Flat	Type	Size (sqm)	Size (sqft)
25	2 Bedrooms	66.1	711
26	3 Bedrooms	76.8	829
27	1 Bedroom	46.6	501
28	2 Bedrooms	61.2	659
29	3 Bedrooms	85.4	919
30	2 Bedrooms	60.1	648
31	3 Bedrooms	85.7	922

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



FOURTH FLOOR

Flat	Type	Size (sqm)	Size (sqft)
32	2 Bedrooms	66.1	711.5
33	3 Bedrooms	76.8	826.7
34	1 Bedroom	46.6	501.6
35	1 Bedroom	50.7	545.7
36	2 Bedrooms	63.7	685.6
37	2 Bedrooms	60.1	646.9
38	3 Bedrooms	85.7	922.5

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



Size (sqft)

711.5

826.7

501.6

658.8

919.2

646.9

922.5



FLOOR PLANS

FIFTH FLOOR

Flat	Type	Size (sqm)
39	2 Bedrooms	66.1
40	3 Bedrooms	76.8
41	1 Bedroom	46.6
42	3 Bedrooms	89.3
43	3 Bedrooms	81.4

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms



m)	Size (sqf)
	711.5
	826.7
	501.6
	961.2
	876.2

bedroom
 bedrooms
 bedrooms

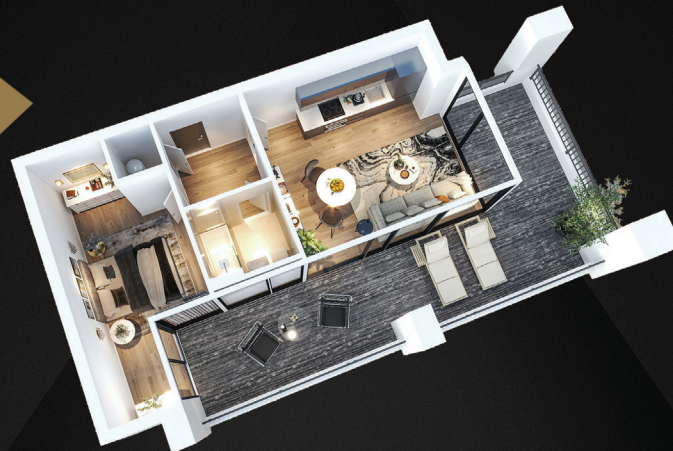




APARTMENTS



SAMPLE 1 BEDROOM + TERRACE APARTMENT



TOTAL GROSS AREA 71.3SQM

BEDROOM	11.8 SQM
KITCHEN/LIVING AREA	50.7 SQM
BATHROOM	4.1 SQM
TERRACE	4.7 SQM



SAMPLE 1 BEDROOM + BALCONY APARTMENT



TOTAL GROSS AREA 42.6SQM

BEDROOM	11.8 SQM
KITCHEN/LIVING AREA	21.7 SQM
BATHROOM	4.1 SQM
BALCONY	5 SQM



SAMPLE 2 BEDROOM + BATHROOM + SHOWER ROOM + TERRACE APARTMENT



TOTAL GROSS AREA 85.4SQM

BEDROOM	13.6 SQM
KITCHEN/LIVING AREA	28 SQM
BATHROOM	4.1 SQM
SHOWER ROOM	3.1 SQM
TERRACE	47.2 SQM



SAMPLE 2 BEDROOM + BATHROOM + TERRACE APARTMENT



TOTAL GROSS AREA 61.2SQM

BEDROOM	9.1 SQM
KITCHEN/LIVING AREA	24.2 SQM
BATHROOM	4.1 SQM
TERRACE	4.7 SQM



SAMPLE 2 BEDROOM + BATHROOM + SHOWER ROOM + BALCONY APARTMENT



TOTAL GROSS AREA 59.3SQM

BEDROOM	13.6 SQM
KITCHEN/LIVING AREA	23.1 SQM
BATHROOM	4.1 SQM
SHOWER ROOM	3.2 SQM
BALCONY	5.0 SQM



SAMPLE 2 BEDROOM + BATHROOM + BALCONY APARTMENT



TOTAL GROSS AREA 57.7Qm

BEDROOM	11.5 SQM
KITCHEN/LIVING AREA	20.6 SQM
BATHROOM	4.1 SQM
BALCONY	5.0 SQM



SAMPLE 3 BEDROOM + BATHROOM + SHOWER ROOM + BALCONY APARTMENT



TOTAL GROSS AREA 76.8SQM

BEDROOM	11.9 SQM
KITCHEN/LIVING AREA	26.3 SQM
BATHROOM	4.1 SQM
SHOWER ROOM	3.2 SQM
TERRACE	6.0 SQM



SAMPLE 3 BEDROOM + BATHROOM + SHOWER ROOM + TERRACE APARTMENT



TOTAL GROSS AREA 85.7SQM

BEDROOM	11.4 SQM
KITCHEN/LIVING AREA	26.2 SQM
BATHROOM	4.1 SQM
SHOWER ROOM	3.2 SQM
TERRACE	54.6 SQM



Lee Lodge







Lee Lodge





Lee Lodge is part of the development group DNA UK Properties Limited.

With a strong track record of delivering high-quality developments across the UK, Lee Lodge joins our expanding portfolio of successful projects—each completed on schedule and fully occupied by satisfied buyers.

Our continued success is driven by deep development expertise, a highly skilled professional team, & a proactive, can-do approach.



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