



Albion Road
Sutton, SM2 5TD
Guide price £240,000

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GUIDE PRICE £240,000 - £260,000 Positioned in one of the most coveted & leafy roads in South Sutton, this second floor converted apartment is set within a handsome period building and offered in excellent condition inside, having been well looked after by the current owner. The great news is that there is also no onward chain, so ideal for you to move in as quickly as you can or even start earning an income if you are buying to let! So what about inside the property? Having a fantastic layout, the huge living/kitchen area has natural light flooding through with the triple aspect windows and is a great space to not just relax in and catch up on your favorite box set in front of the TV, but there is also space for you to entertain, with enough room for a dining table that will allow you to throw one of your famous dinner parties. The bedroom is also beautiful with it's high ceilings, and space for large wardrobes ready for you to move right in! Outside, the property further benefits from communal grounds and residents parking to front and rear - further adding to the appeal. Lastly, location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street, but also Sutton mainline train station is close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!



SECOND FLOOR

Hallway

Kitchen/Living Room
20'11x 15'1 (6.38mx 4.60m)

Bedroom
13'00 x 8'2 (3.96m x 2.49m)

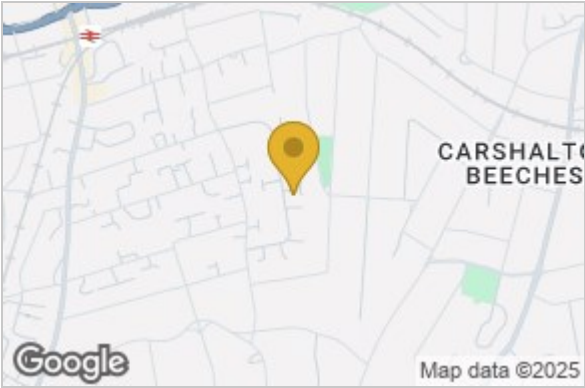
Bathroom
7'10x 6'00 (2.39mx 1.83m)

OUTSIDE

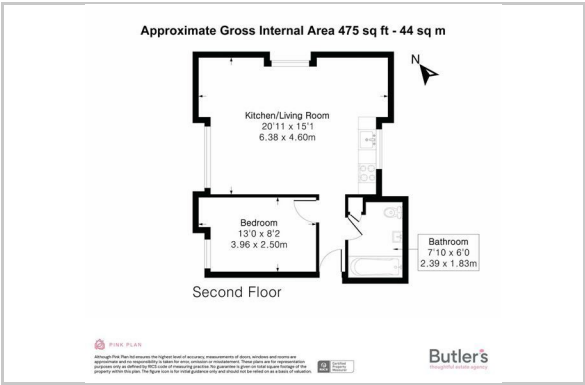
Residents Parking

Communal Garden

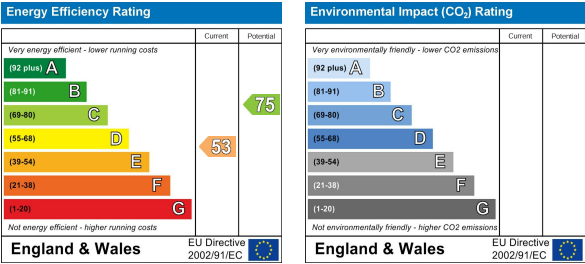
Area Map



Floor Plan



Energy Efficiency Graph



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