



Albion Road, South Sutton,  
Offers Over £450,000 - Leasehold

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HARLOW**























Williams Harlow Cheam - A superb ground floor mansion flat within a larger period South Sutton building. Offered in immaculate move in condition, with off street parking and own rear garden leading directly from the kitchen. With the space and flexibility to use the property as a three bedroom or a two bedroom with second reception the flat is super appealing to that that seek space in abundance. Offered without an onward chain and ready to view now.

## The Property

Found within this large period house, entrance via the the pillared porch with one of the largest and smartest entrance doors seen, this ground floor flat awaits. Internally, the property takes full advantage of its cubic size. Measuring close to 1100 sq ft, the property includes incredibly high ceilings and modern fixtures and fittings. This flat is all about ease and flexible practicality; choose between two beds with two receptions or three bedrooms with one. Additionally the property includes two bathrooms and a kitchen with patio doors opening onto the garden. The décor is very modern throughout and without the need for work presents a move in option.

## Outdoor Space

Parking for all flats is offered to the front of the property. A private west facing rear garden is accessed directly off the kitchen and will be a min feature for any occupier. The garden is currently landscaped for maximum use and minimum maintenance.

## The Local Area

Located in South Sutton, with Sutton town centre and Belmont Village a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

## Why You Should View

With space and flexibility in spades, these type of mansion flats do not come along often. We expect it to appeal to a broad range of buyer; whether a downsizer or upsizer the size on offer is impressive and useful. Its also an easy purchase with the modern décor on offer. .

## Vendor Thoughts

"When our dad wished to down size, this flat provided the outside space and sense of space he wanted to retain"

## Features

Three Bedrooms - Modern Kitchen - Two Bathrooms - West Facing Private Rear Garden - Parking - Very Long Lease - Two Floors of Accommodation - Period Building

## Benefits

- Sought After Location - Bus and Train Routes Close by - Affluent Area - Accessible To Sutton Town Centre - Maintained Building - No Onward Chain

## Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

S1 - Banstead to Mitcham via St Helier Hospital

S3 - Belmont to New Malden Via Sutton

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18

Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

Sutton Grammar- 11-19

## EPC AND COUNCIL TAX C AND C

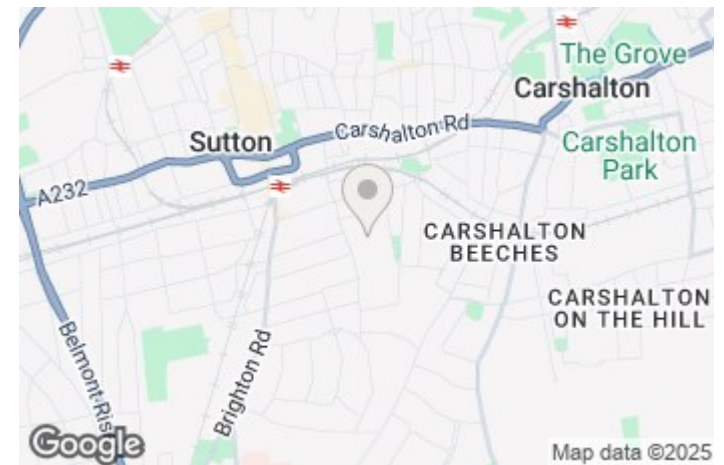
## Lease and Costs

The lease was 999 in March 2016, £1356.25 PA

## Why Williams Harlow

We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.





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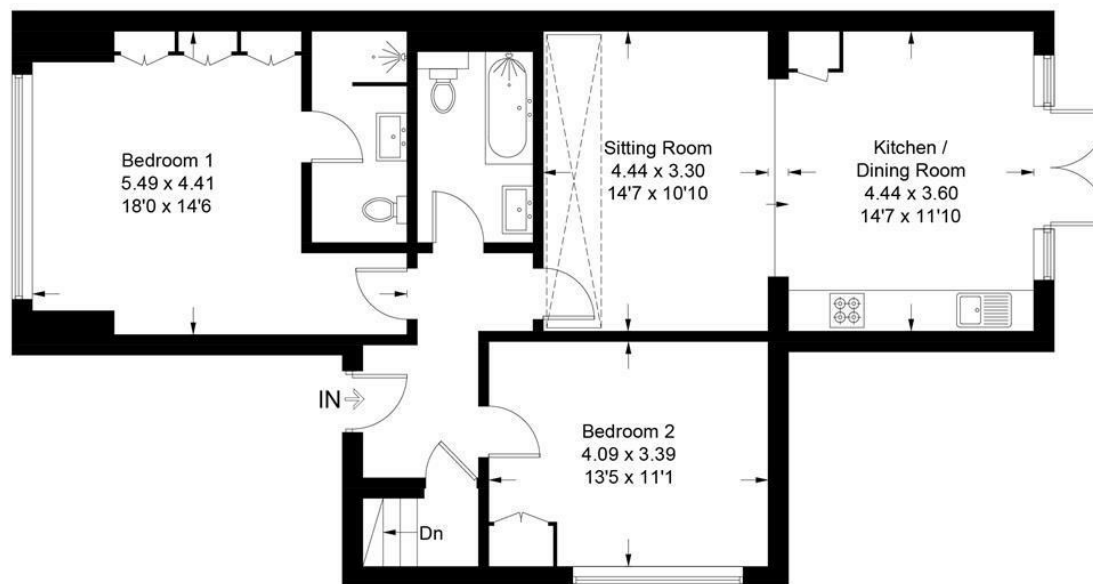
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0

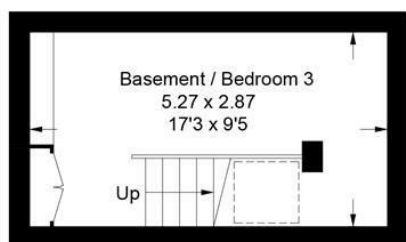
Approximate Gross Internal Area = 85.8 sq m / 923 sq ft

Basement = 15.0 sq m / 161 sq ft

Total = 100.8 sq m / 1084 sq ft



Ground Floor



Basement

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 80      | 80                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1175285)

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