



**FINE & COUNTRY**  
Kingswood

*Flat 11*

61 Albion Road, Sutton, Surrey SM2 5TB



## Property at a glance

- Two Double Bedroom Apartment
- Open-Plan Living/Dining Room
- Kitchen Area With Fitted Appliances
- Two Bath/Shower Rooms
- Allocated Parking Bay
- Walking Distance To Railway Station & Shops
- Top Floor Apartment
- Unfurnished
- Available From Early February 2026

### TERMS:

Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the Deposit Protection Service. Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

£1,700 PCM

# Flat 11

This fabulous two double bedroom apartment is located within close proximity of Sutton railway station and town centre.

This modern apartment offers superb, spacious accommodation and is situated on the top floor. A security entryphone system provides access into the apartment block. There is a spacious entrance hall with two storage cupboards; a bright living/dining room open-plan to the modern kitchen and a range of integrated appliances and ample work space and cupboards. The master bedroom is fitted with a set of wardrobes and an ensuite shower room, a second double bedroom with fitted wardrobes and main a bath/shower room.

The apartment also comes with an allocated parking space and is available early February 2026, unfurnished.

### TERMS:

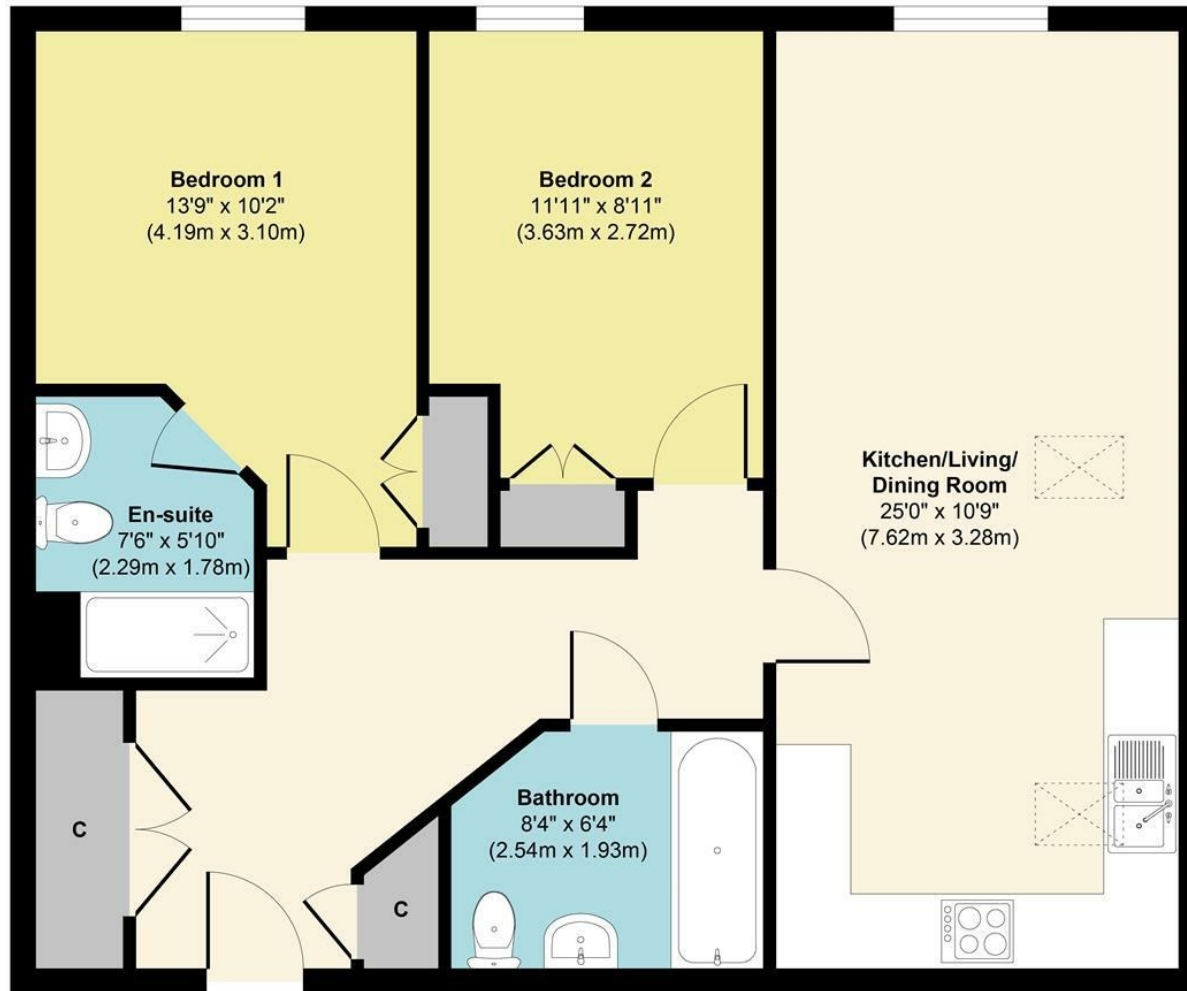
Tenancy term to be agreed between Landlord and Tenant. Rent payable monthly in advance. The tenant is responsible for the cost of all utility bills applicable to this property and council tax. A security deposit will be required in cleared funds prior to the start of the tenancy, which will be lodged with the TDS (Tenant Deposit Scheme). Should a tenant need to be released early from the Tenancy this is subject to the Landlord being in agreement. Figures to be confirmed upon request. All other terms are subject to negotiation and agreement.

Deposit: £1,961.53 (5 Weeks)

Council Tax Band: C

Tenancy: 12 Months



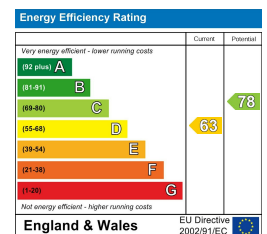


**Floor Plan**  
**Approximate Floor Area**  
**762 sq. ft**  
**(70.79 sq. m)**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents **Fine & Country** on 01737 361014.







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