



**Price**

**£375,000**

**Share of  
Freehold**

2x  1x  1x 

**St. James Road, Sutton,  
Surrey, SM1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Share of freehold period conversion
- Well over 900 years on the lease
- Off street parking & private garden
- Walking distance to both Sutton High Street & Cheam Village
- Robin Hood Lane Primary is within short walking distance

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'8 x 13'0 up to bay (4.17m x 3.97m)

Kitchen: 12'0 x 10'3 (3.66m x 3.13m)

Bedroom 1: 10'3 x 9'8 (3.13m x 2.95m)

Bedroom 2: 8'8 x 8'4 (2.64m x 2.54m)

Bathroom

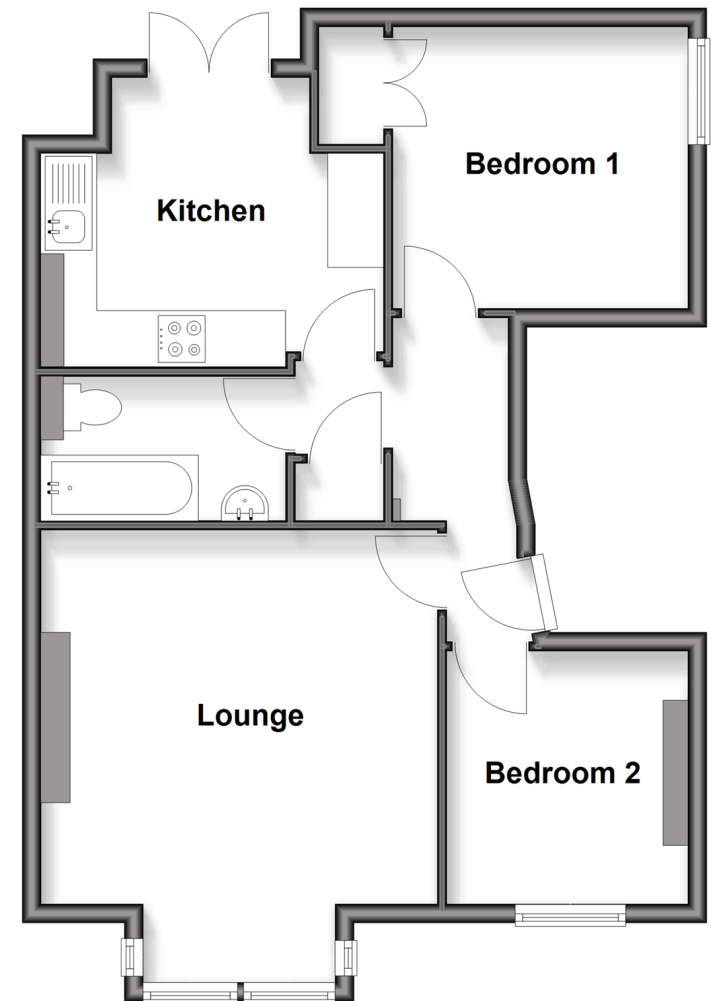
### OUTSIDE

Allocated Parking

Rear Garden

## Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



**Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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