



**Guide Price**  
**£280,000**

**Share of  
Freehold**

2x  1x  1x 

**Albion Road, Sutton,  
Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Share of Freehold with 128 years remaining on the lease
- Direct access to beautifully kept communal gardens
- Scope to modernise & improve
- Garage en-bloc
- Walking distance to Sutton mainline station & High Street

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'4 maximum x 11'3 (5.90m x 3.43m)

Kitchen: 11'6 x 6'9 (3.51m x 2.06m)

Bedroom 1: 12'9 maximum x 11'4 maximum (3.89m x 3.46m)

Bedroom 2: 12'9 x 8'6 (3.89m x 2.59m)

Bathroom

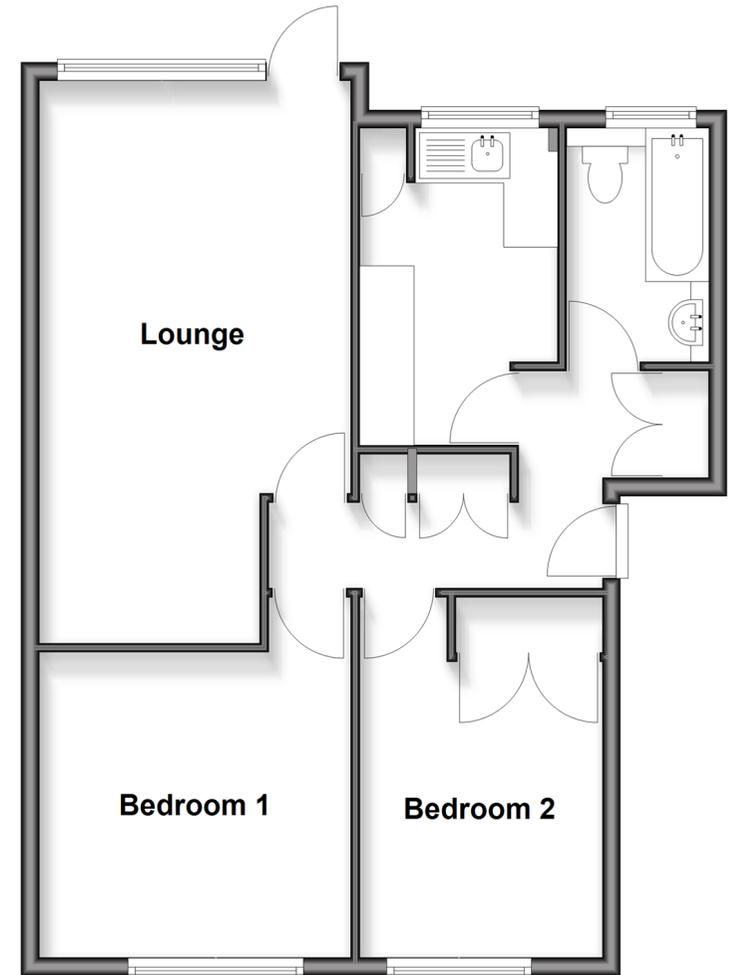
### OUTSIDE

Garage

Communal Gardens

## Ground Floor

Approx. 62.8 sq. metres (676.2 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 59% less, by purchasing a Lifetime Lease



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