



Albion Road
Sutton, SM2 5TH
Guide price £375,000



Albion Road, Sutton, SM2 5TH

The location where we live is vital. Going into work, popping down the shops or even meeting friends for a drink, wouldn't it be great if you were based in a central and quiet location, yet right in the hustle and bustle where everything is at your fingertips? At Albion Road, you can have it all, being in such a prestigious road, with the added lustre of being in a modern block that is regarded as one of the best in Sutton. Unusually for a property as modern as this, there is also the fantastic benefit of having allocated parking, which offers the new owners the convenience of not having to secure parking on street. Inside, this modern apartment will impress with its amazing semi-open plan layout in the double aspect kitchen/living/dining area that is a great place for you to entertain in or just snuggle up on the sofa and catch up on that boxset you were threatening to for some time now! When it's time to relax, you'll be pleased to find that both bedrooms are generous double sizes (the master also boasts an en-suite) and will be your sanctuary of peace to catch up on a great night's sleep. In fact, the bedrooms are so generous that you'll be able to fit in your large bed, with integrated wardrobes or space for one in both the rooms and still not feel cramped. Kids, guests, flat mate or home office - nobody will be disappointed. Finishing off this wonderful home is a fabulous bathroom serving all the rooms, so all you need to do is just unpack your bags and move in. If you like to entertain during these warmer months or have children, there are communal grounds reaching around the building, with an excellent selection of open green spaces close by and benefit of fantastic schooling if needed.



FIRST FLOOR

Hallway

Kitchen/Dining/Living Room
28'1 x 11'5 (8.56m x 3.48m)

Bedroom
14'6 x 10'2 (4.42m x 3.10m)

En-Suite
7'7 x 5'10 (2.31m x 1.78m)

Bedroom
14'6 x 8'5 (4.42m x 2.57m)

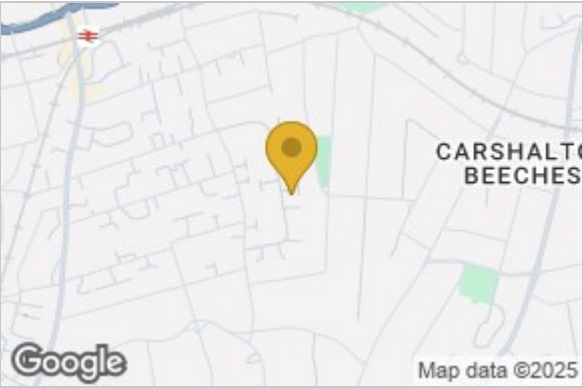
Bathroom
8'1 x 6'7 (2.46m x 2.01m)

OUTSIDE

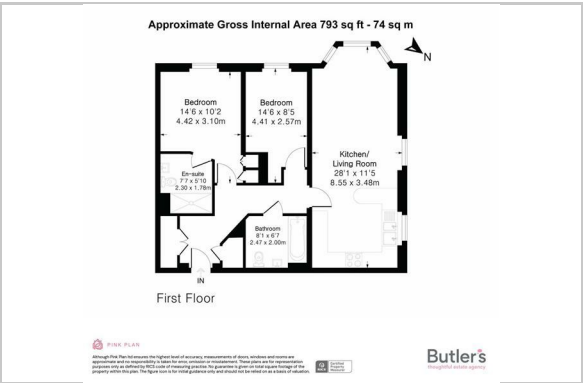
Allocated Parking

Communal Grounds

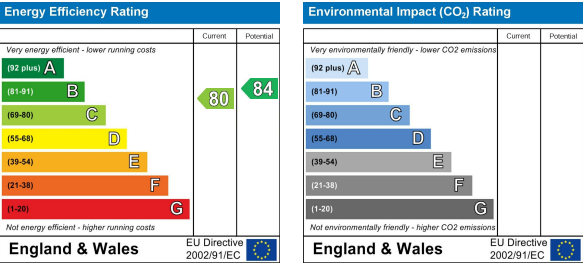
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.