



Albion Road  
Sutton, SM2 5TB  
Guide price £300,000





# Albion Road, Sutton, SM2 5TB

GUIDE PRICE £300,000 - £325,000 Every now and again a property comes to market that really is a fantastic opportunity, with this gorgeous apartment being one such example. Set within a highly coveted and convenient South Sutton Road, this 2-bedroom, first floor purpose-built maisonette has been refurbished and updated by the current owner, offering a fabulous multi-purpose space that not only works for entertaining but for also cosy nights in, nestling down with a good book, or catching up on those boxsets that you have been wanting to for a while now. The living/dining room is the largest room in the property and offers areas for relaxing, working and even dining, so you now have an excuse for all your friends and family to come over for a dinner party! If that seems appealing, the fabulous, well-appointed kitchen really is a well thought out space that uses every square inch efficiently so that you can prepare your evening meals. So, what about the rest of the property? We are happy to report, things arguably get even better on the upper level! The bathroom is a phenomenal space to relax in after a hard day at work, having been lavishly finished, with a master bedroom being an extremely generous size - even coming with the added benefit of having integrated storage. You'll probably now find that bedtime will now become your favorite part of the whole day! The second also has good proportions and all of the rooms are flooded with light, being elevated and having large windows. Outside the property you'll also appreciate the garage and spacious communal garden accessed from outside property. So, we urge you to do one thing and book a viewing as there really is no compromise here, especially as there is no onward chain!



## FIRST FLOOR

Hallway

Living/Dining Room  
18'1 x 11'11 (5.51m x 3.63m)

Kitchen  
10'11 x 8'2 (3.33m x 2.49m)

## SECOND FLOOR

Landing

Bedroom  
17'8 x 11'11 maximum (5.38m x 3.63m maximum)

Bedroom  
11'1 x 5'9 (3.38m x 1.75m)

Bathroom  
7'7 x 5'9 (2.31m x 1.75m)

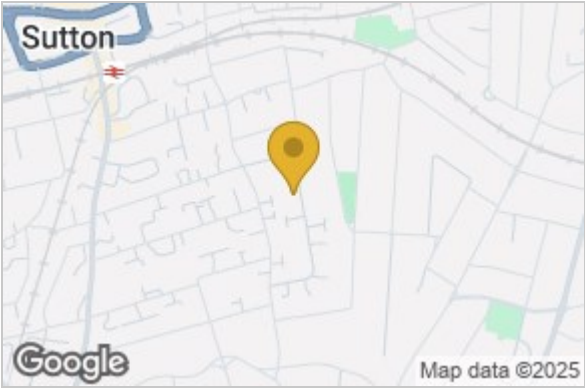
## OUTSIDE

Garage En-Bloc

Residents Parking

Communal Grounds

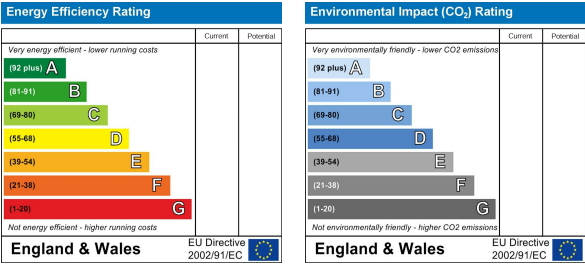
## Area Map



## Floor Plan



## Energy Efficiency Graph



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