



Albion Road, Sutton, SM2 5TF  
Guide price £325,000



2



2



1



## Floor Plan

Approximate Gross Internal Area 638 sq ft - 59 sq m

Living/Dining Room 17'2 x 11'5 5.24 x 3.48m

Bedroom 2 11'2 x 7'3 3.40 x 2.20m

Bedroom 1 13'10 x 8'11 4.21 x 2.71m

En-suite 6'8 x 5'1 2.04 x 1.56m

Kitchen 9'3 x 6'3 2.81 x 1.91m

Bathroom 6'3 x 6'1 1.91 x 1.85m

Ground Floor

PINK PLAN  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd makes the highest level of endeavour to ensure the details contained in these plans are accurate and reliable, no responsibility is taken for any omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**Butlers**  
thoughtful estate agency

## Area Map



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.

## Accommodation

- GUIDE PRICE £325,000 - £340,000
- Modern 2 double bedroom apartment
- NO ONWARD CHAIN
- Ground floor
- En-suite & family bathrooms
- Good internal order
- Highly coveted block & location
- Living/dining room
- Allocated parking
- Close to excellent transport links, schooling & amenities

## Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

