

# Butler's

thoughtful estate agency



Albion Road  
Sutton, SM2 5TB  
Guide price £285,000



# Albion Road, Sutton, SM2 5TB

GUIDE PRICE £285,000 - £310,000. Set within a highly coveted and convenient South Sutton Road, this 2-bedroom, first floor purpose-built split-level apartment has been refurbished and updated by the current owners, 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 to 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 appointed, 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 is a single and all of the rooms are flooded with light, being elevated and having large windows.

Outside you'll also appreciate the garage and spacious communal garden accessed from outside property. So, we urge you to do one thing a book a viewing as there really is no compromise here, especially compared to other properties in this price range!



## FIRST FLOOR

Hallway

Kitchen

11' x 8'2 (3.35m x 2.49m)

Lounge/Diner

18'4 x 11'10 (5.59m x 3.61m)

## SECOND FLOOR

Landing

Bedroom

15'4 x 11'10 (4.67m x 3.61m)

Bedroom

10'8 x 5'9 (3.25m x 1.75m)

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

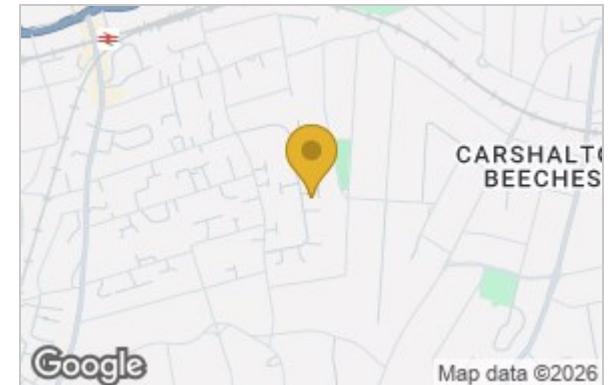
## OUTSIDE

Garage En-Bloc

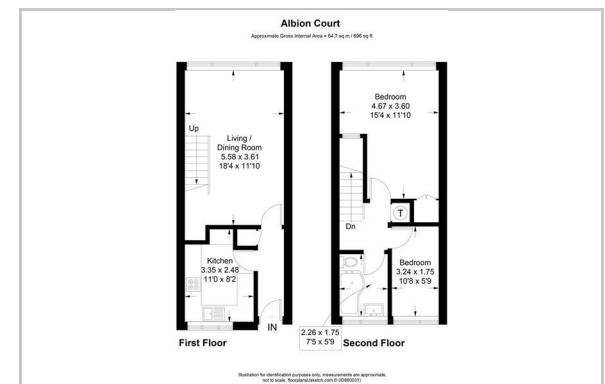
Residents Parking Area

Communal Grounds

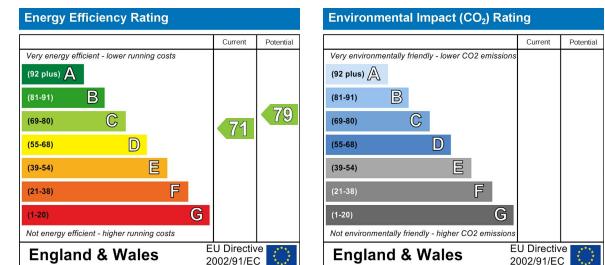
## Area Map



## 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.