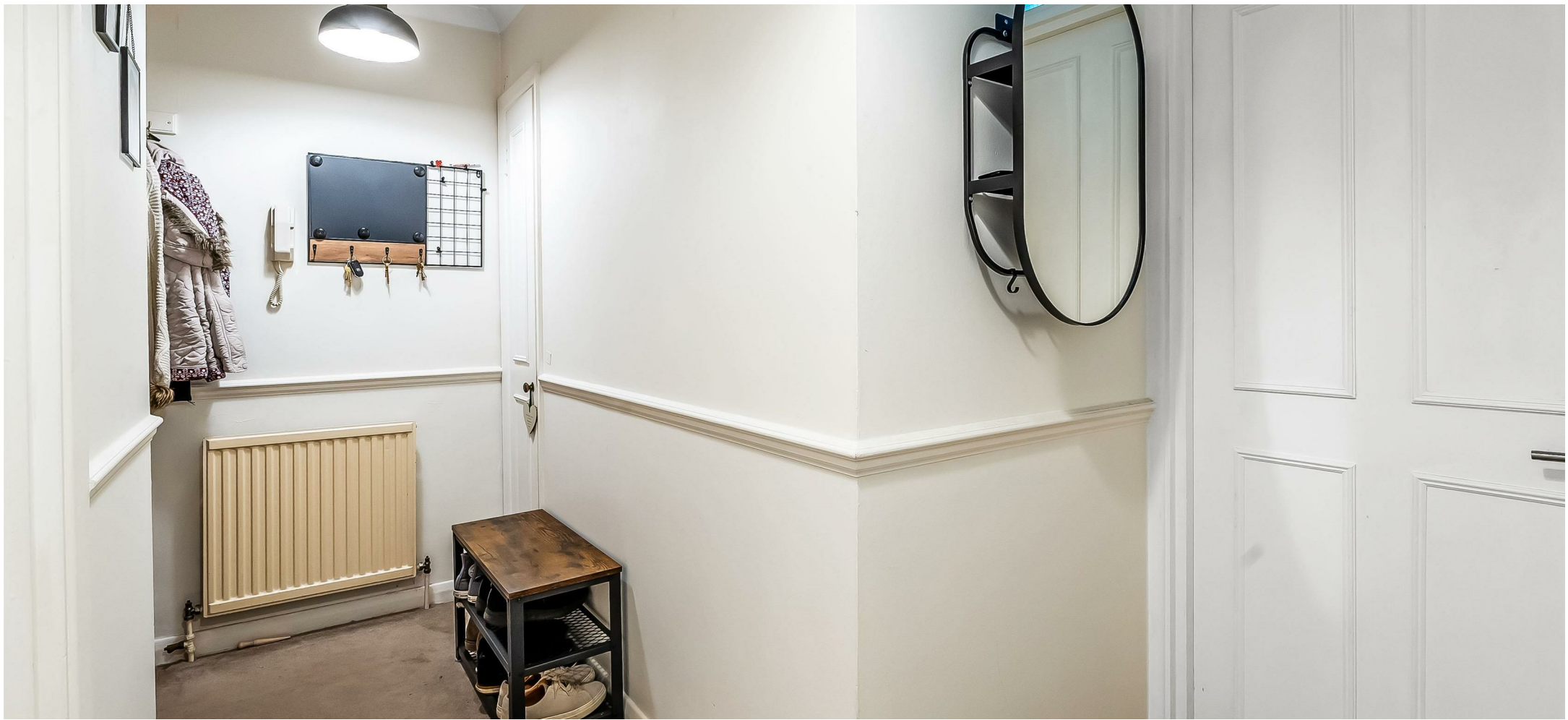




Albion Road, South Sutton,  
Offers In Excess Of £260,000 - Leasehold

**WILLIAMS  
HARLOW**













Williams Harlow Cheam - A perfect first time buy and an Ideal nest for any buyer, this modern flat presents as an easy property to own and live in. Neighbourly, both the building and its surrounding communal grounds are very well kept. It's a spacious one bed with bathroom, lounge and separate kitchen. Call to view now.

## The Property

A top floor purpose built flat, three floors in total, set within a modern yet characterful building. Built when new builds were still high quality and characterful, 1980's, and suiting it's period surrounds this flat is an easy low risk option for those who just want to nest. You enter via the entry phone system and through the communal entrance and you notice how well kept the building is, it's obvious the residents mutually care and the systems in place work. Once inside the flat, the rooms are spacious and the layout easy to use. The separate kitchen to lounge is very beneficial and keeps the cooking prep and smells in one place and the entertaining in another. The bedroom is a double with fitted wardrobes and the bathroom plain with white suite. The vendors have built there home here and it shows, the flat feels loved.

## Outside Space

The building is set with parking, allocated and visitors, and communal gardens surrounding it.

## Local Area

Albion Road is a sought after South Sutton Road with a reasonable walk to Sutton town centre and trains station. Hopper buses are available running from the passing road. Its close enough to the centre to be convenient but far enough away to be peaceful.

## Vendor Thoughts

"I bought this as a first time buyer and on my own, since that time we have married and we are blessed to now seek a house"

## Why You Should Buy

One bedroom flats just don't come much better than this. The

favourable mix of location, condition, style and presentation ensure this must be at the top of your search.

## Features

One Double Bedroom - Separate Kitchen To Lounge - Third Floor - Parking - Entry Phone System - Storage To Loft - Proposed CCTV To Communal Area's

## Benefits

Sought After South Sutton Road - Close to Bus Routes - Walk To Train Stations - Walk To High Street - Close to Harris - Close To Devonshire - Actively Maintained Building

## Local Transport

Sutton Train Station to London Victoria (circa 33 mins)  
Sutton Thames Link - Sutton to St Albans via City circa 40 mins  
Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.

Bus Routes from Linking Sutton -

- 80 - St Helier To Tooting
- 151 - Wallington To Worcester Park
- 164 - Sutton To Wimbledon
- 213 - Kingston To Sutton
- 280 - Belmont To Tooting
- 413 - Sutton To Morden
- 470 - Sutton To Colliers Wood

## Local Schools

Overton Grange School- State- Mixed- 11-18  
Devonshire Primary School- State- Mixed- 3-11  
Harris- Mixed State - 11 - 18  
Sutton Grammar School- Grammar- Boys- 11-18  
Avenue - State - 3 - 11 OUTSTANDING  
Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cuddington Croft - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19

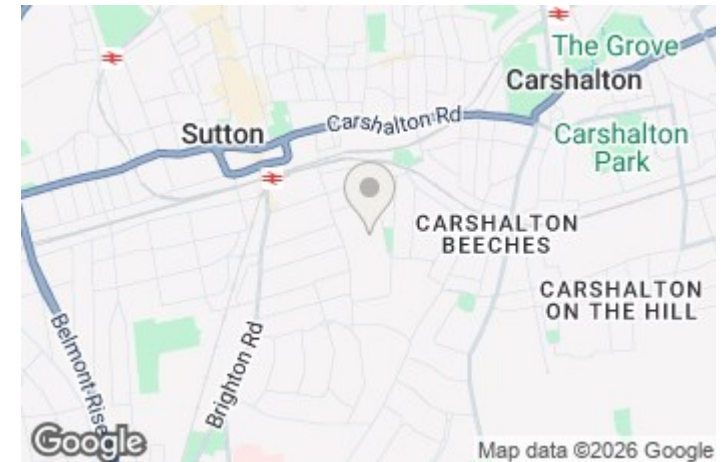
## Lease and Costs

The Lease is 125 years from 25.09.1989. Service charge is approximately £2000 per annum, and the ground rent is £200 per annum.

## EPC AND COUNCIL TAX C AND C

## Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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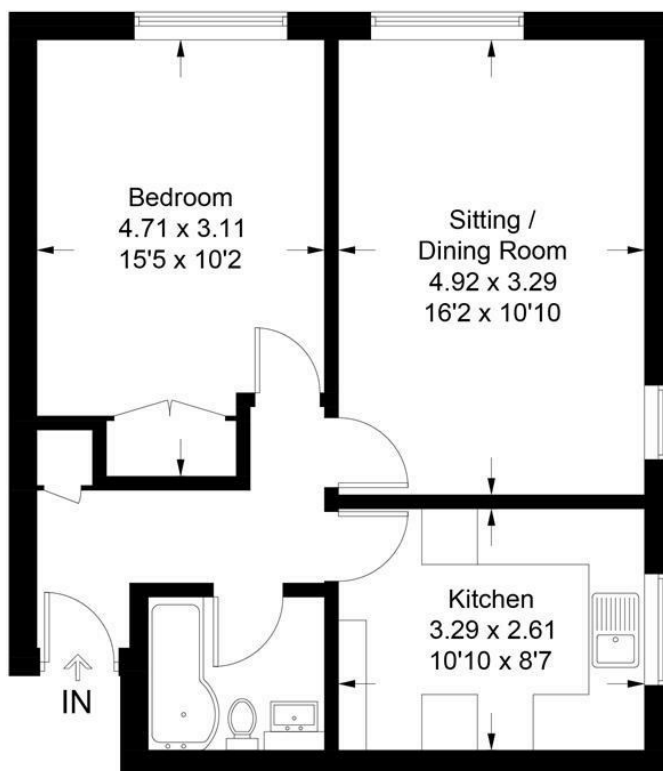
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Approximate Gross Internal Area = 48.9 sq m / 526 sq ft



### Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1297991)

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| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   | 73      | 78                      |
| (55-68) <b>D</b>                                   |         |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| England & Wales                                    |         | EU Directive 2002/91/EC |

