



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£280,000**

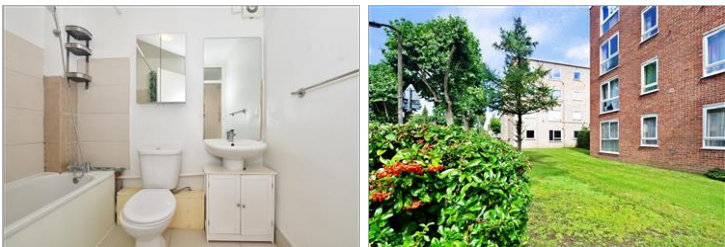
**Leasehold**

2x  1x  1x 

**St. James Road, Sutton,  
Surrey, SM1**

**cubitt&west**  
Helping you move forwards





## Main features

- No onward chain to wait for
- Ideal purchase for buyer looking to put their own stamp on their new home
- Garage en-bloc
- Super convenient location - walking distance to Sutton town centre
- Three train stations within walking distance

## Accommodation

### THIRD FLOOR

#### Entrance Hall

Lounge: 15'11 x 13'6 (4.85m x 4.13m)

Kitchen: 10'11 x 7'5 (3.34m x 2.25m)

Bedroom 1: 12'4 x 9'0 (3.76m x 2.75m)

Bedroom 2: 12'4 x 7'5 (3.76m x 2.26m)

Bathroom: 12'8 x 5'6 (3.86m x 1.68m)

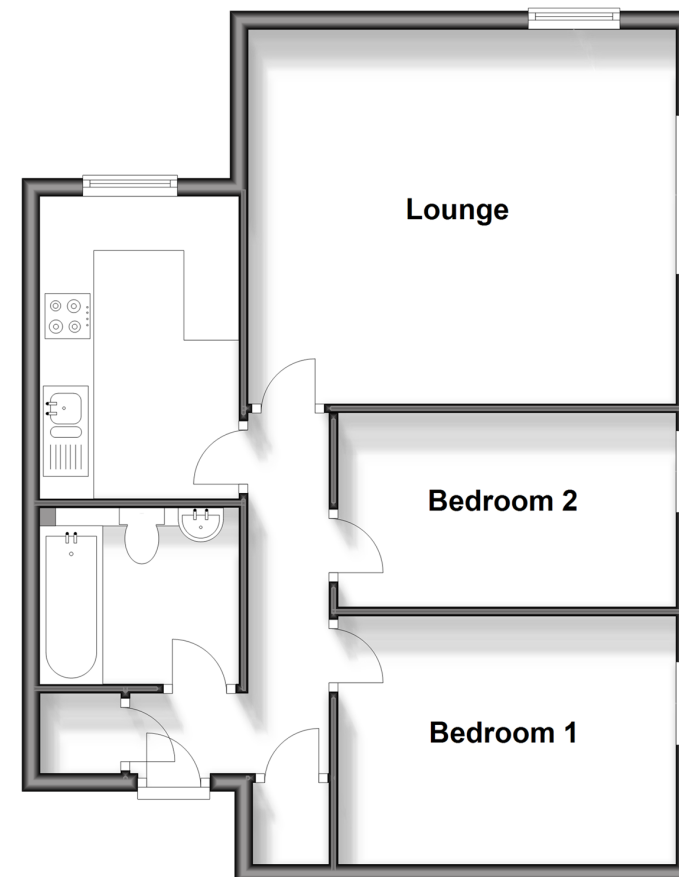
### OUTSIDE

Garage

Communal Gardens

## Third Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



**Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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