



Price

£350,000

Leasehold

2x  2x  1x 

Aspects, Throwley Way,  
Sutton, Surrey, SM1

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- High quality modern decor
- Panoramic views over London
- 24 hour concierge, lift, gym and parking included
- Central London just a short train ride away
- Bright and airy open plan living
- Perfect for first time buyers and investors alike

## Accommodation

### FOURTEENTH FLOOR

#### Entrance Hall

Lounge: 13'6 x 10'4 (4.12m x 3.15m)

Kitchen Area: 10'1 x 7'8 (3.08m x 2.34m)

Bedroom 1: 13'10 x 9'6 (4.22m x 2.90m)

#### En-Suite Shower Room

Bedroom 2: 10'0 x 8'9 (3.05m x 2.67m)

#### Bathroom

### OUTSIDE

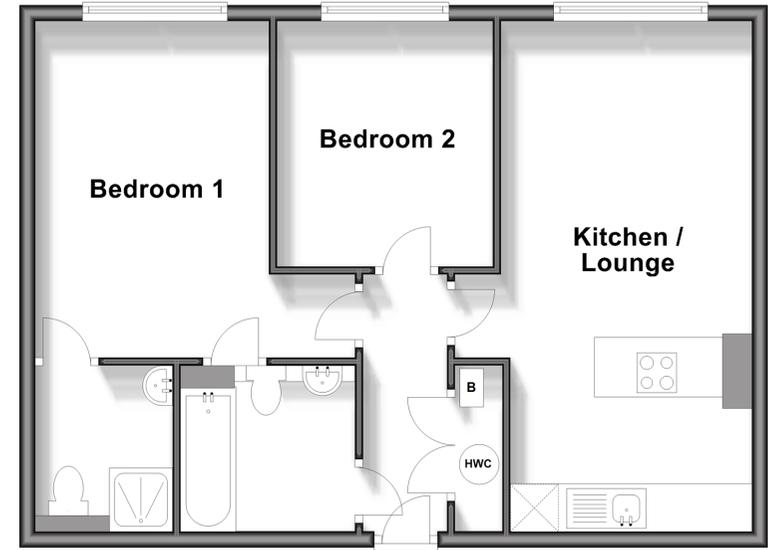
Allocated Parking

**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.

### Fourteenth Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



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