



**Price**

**£90,000**

**Leasehold**

1x  1x  1x 

**Alvernia Lodge, Oakhill  
Road, Sutton, Surrey,  
SM1**



**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain to wait for
- Scope to update and make your own
- Residents parking
- Communal gardens, perfect for socialising in the summer time
- Convenient town centre location moments from local shops and transport links



### Nearest Schools

Primary Schools: All Saints Benhilton CoFE Primary 0.1 miles, Robin Hood Junior School 0.4 miles, Westbourne Primary 0.5 miles

Secondary Schools: Sutton Grammar School for Boys 0.4 miles, Greenshaw High School 0.5 miles, Sutton High School 0.7 miles



### Transport Information

Train Stations: Sutton Common 0.3 miles, West Sutton 0.5 miles, Sutton 0.8 miles  
Underground Morden 2.1 miles, South Wimbledon 3.0 miles, Colliers Wood 3.3 miles

## Accommodation

### FIRST FLOOR

Entrance Hall

Living room: 17'9 into bay x 11'4 (5.41m x 3.46m)

Kitchen: 10'4 x 5'6 (3.15m x 1.68m)

Bedroom: 11'3 x 9'4 (3.43m x 2.85m)

Shower Room: 10'4 x 5'6 (3.15m x 1.68m)

### OUTSIDE

Residents Parking

Communal Gardens

Call Sutton - 020 8661 0330 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details



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