



Guide Price
£340,000

Leasehold

2x  2x  1x 

**Elysium House, Western
Road, Sutton, Surrey,
SM1**

OVER 60?

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



Video Tour available

cubitt & west
Helping you move forwards



Main features

- Modern build ideally located for transport links
- Bright and spacious lounge
- Boasting 2 double bedrooms
- Benefits from a bathroom plus en-suite shower room
- Walking distance to Sutton town centre
- Allocated parking space

Accommodation

SECOND FLOOR

Entrance Hall

Lounge: 17'7 x 11'6 (5.36m x 3.51m)

Kitchen: 11'6 x 7'4 (3.51m x 2.24m)

Bedroom 1: 17'3 into door well x 9'7 (5.26m x 2.92m)

En-Suite Shower Room

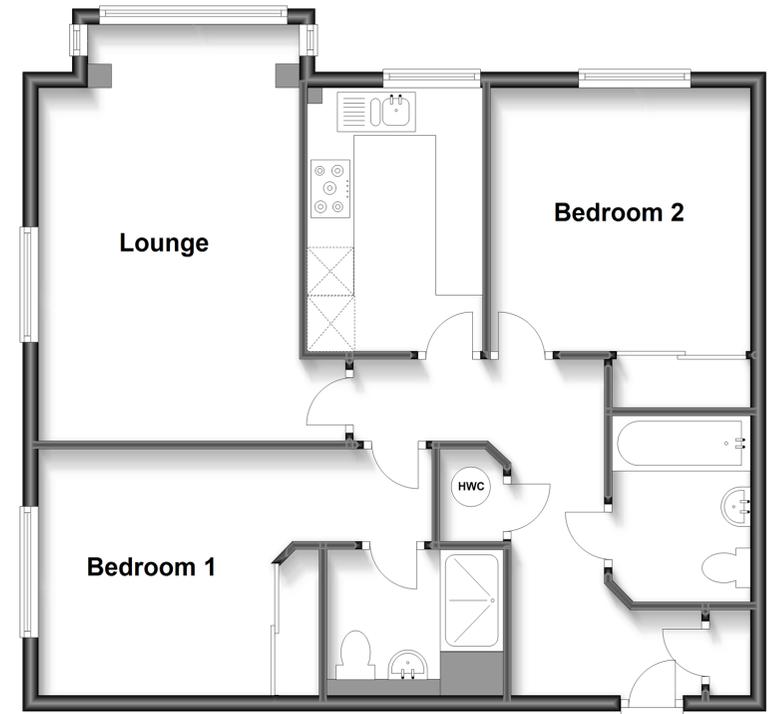
Bedroom 2: 11'5 up to fitted wardrobes x 10'5 (3.48m x 3.18m)

Bathroom

OUTSIDE

Allocated Parking

Second Floor
Approx. 72.3 sq. metres (778.7 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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