



Guide Price
£200,000

Leasehold

1x  1x  1x 

**Sydney Road, Sutton,
Surrey, SM1**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Light & spacious studio apartment with separate bedroom area
- No onward chain to wait for
- Town centre location, walking distance to High Street
- Superb investment or first time purchase
- Excellent transport links
- High specification throughout

Accommodation

FIRST FLOOR

Entrance Hall

Kitchen / Lounge: 21'3 x 9'1 (6.48m x 2.77m)

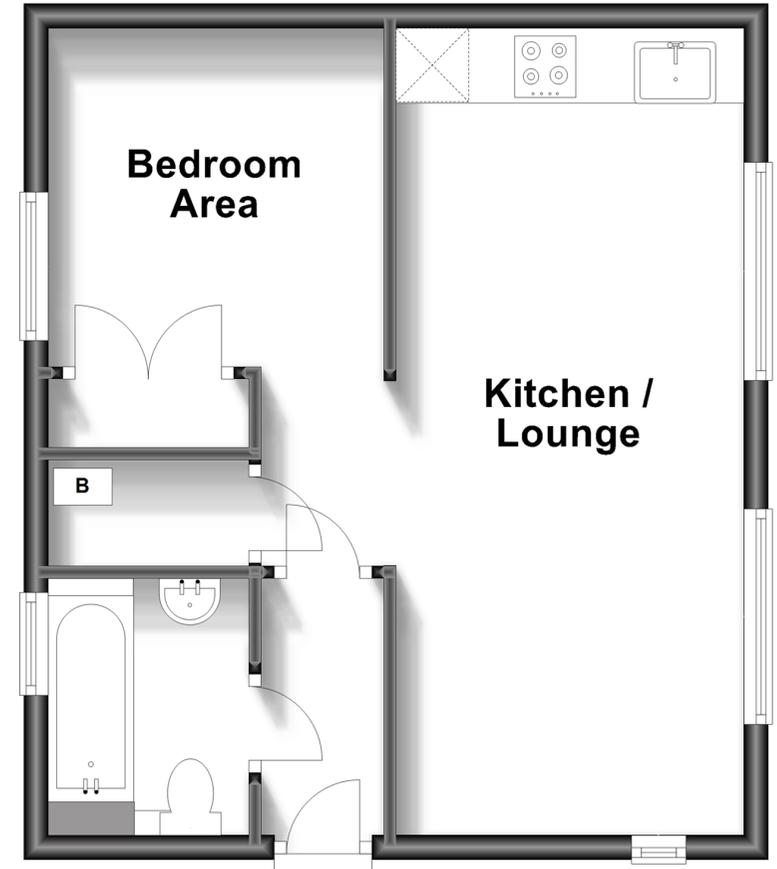
Bedroom Area: 8'9 x 8'9 (2.67m x 2.67m)

Bathroom

OUTSIDE

Allocated Parking

First Floor
Approx. 37.3 sq. metres (401.9 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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