



**Price**  
**£235,000**

**Leasehold**

2x  1x  1x 

**Toll Bar Court,  
Basinghall Gardens,  
Sutton, Surrey, SM2**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Blank canvas - perfect to put your own stamp on
- Spacious living and wide reaching views over London
- Great location, schools and transport links are fantastic
- No onward chain and long lease
- Lift and a garage en-bloc

## Accommodation

### EIGHTH FLOOR

Entrance Hall

Lounge/Diner: 17'1 x 10'2 (5.21m x 3.10m)

Balcony

Kitchen: 13'6 x 6'5 (4.12m x 1.96m)

Bedroom 1: 14'2 x 9'6 (4.32m x 2.90m)

Bedroom 2: 14'2 x 7'7 (4.32m x 2.31m)

Bathroom

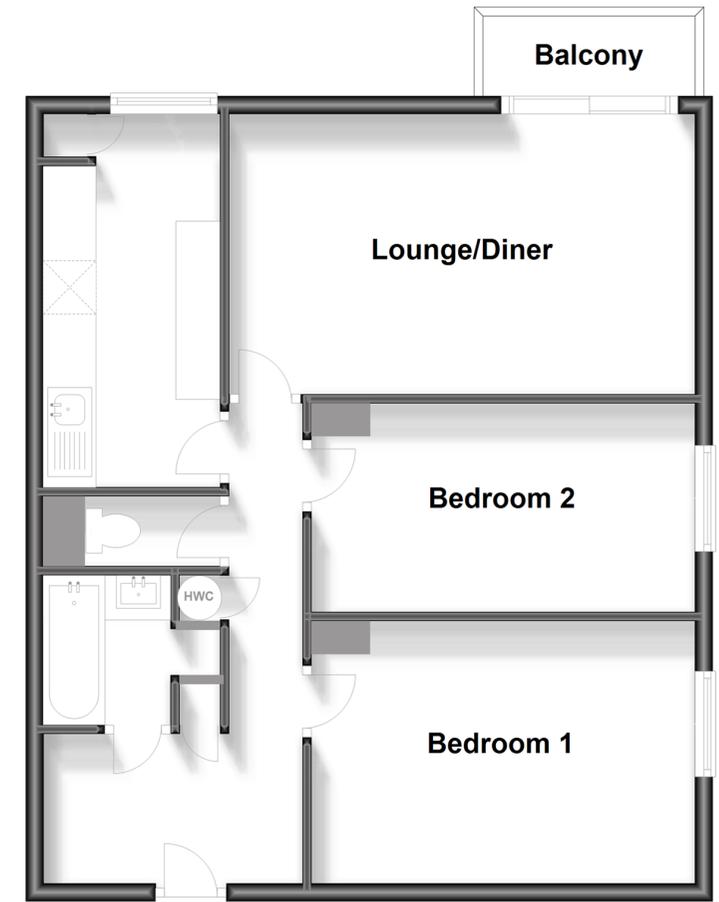
Separate Toilet

### OUTSIDE

Residents Off Road Parking

## Eighth Floor

Approx. 63.9 sq. metres (688.1 sq. feet)



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
- 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.



22017385/20240120/CR/JH