



Price

£325,000

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

- Panoramic far reaching views
- 24 hour concierge, lift, gym and allocated parking included
- Bright and airy open plan living
- Central London just a short train ride away
- Decorated to a high standard throughout and ready to move into

## Accommodation

### TWELFTH FLOOR

Entrance Hall

Living Room/Kitchen: 21'8 x 10'8 (6.61m x 3.25m)

Bedroom 1: 15'2 x 8'5 (4.63m x 2.57m)

En-Suite Shower Room

Bedroom 2: 10'9 x 10'0 (3.28m x 3.05m)

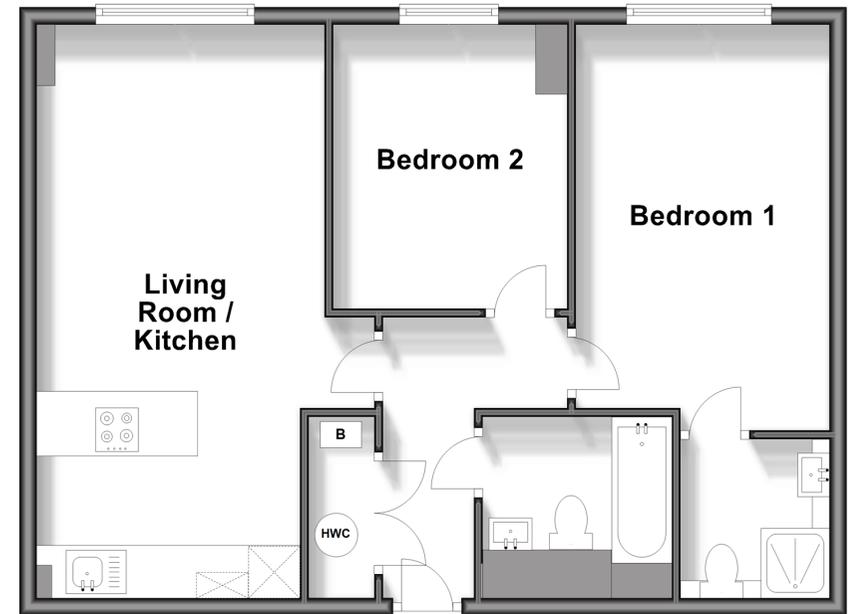
Bathroom: 6'8 x 5'0 (2.03m x 1.53m)

### OUTSIDE

Allocated Parking

## Twelfth Floor

Approx. 60.8 sq. metres (654.7 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.



22017604/20240422/CR/JH