

mi-move

MOVING MADE EASY



Albion Road, Sutton

£1,695

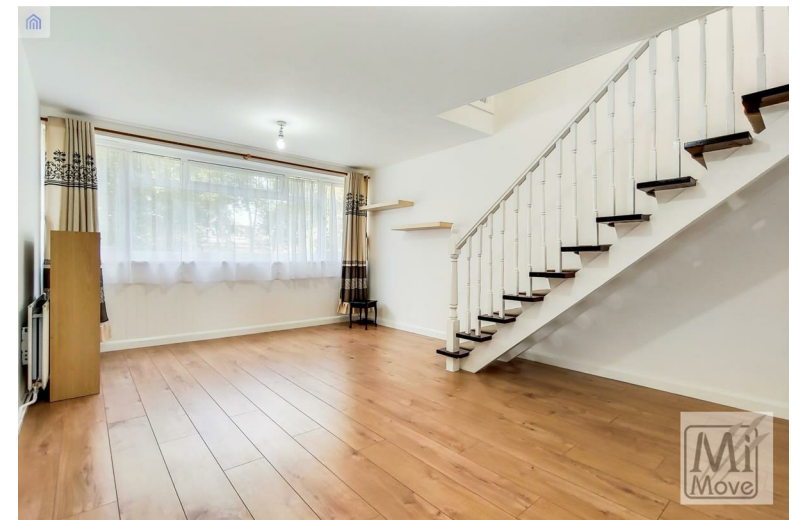
Situated in the tranquil surroundings of Albion Road this beautifully presented split-level maisonette offers a delightful blend of comfort and convenience. Spanning the first and second floors, the property is situated in a sought-after residential area, just a short distance from Sutton mainline station, making it ideal for commuters.

Upon entering, there is a well-fitted kitchen complete with modern units and essential appliances, including a gas cooker, washing machine, and fridge freezer. The open-plan lounge/diner is a standout feature, bathed in natural light thanks to its west-facing aspect, creating a warm and inviting atmosphere for relaxation or entertaining.

Ascend the open-plan staircase to discover two well-proportioned bedrooms. The spacious front double bedroom offers ample space, while the single second bedroom is perfect for guests or as a home office. The bathroom is modern and functional, featuring a contemporary suite, electric shower, and shower screen.

The property benefits from laminated floors throughout, double glazing, and gas central heating, ensuring a comfortable living environment all year round. Outside, residents can enjoy the large communal grounds and the convenience of parking in a private single garage en bloc.

Available from 1 March on an unfurnished basis, this maisonette presents an excellent opportunity for those seeking a stylish and practical home in a peaceful setting. Don't miss your chance to make this charming property your own.





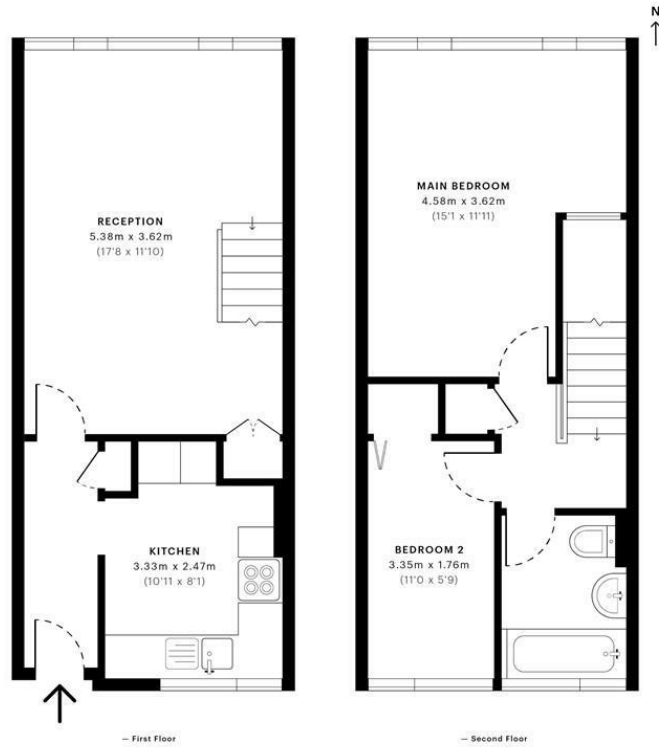


Albion Court, SM2

CAPTURE DATE: 01/09/2020 LASER SCAN POINTS: 26,831,136

GROSS INTERNAL AREA

63.28 sqm / 681.14 sqft



| | | | |
|---|--|---|---|
| GROSS INTERNAL AREA (GIA) The footprint of the property 63.28 sqm / 681.14 sqft | NET INTERNAL AREA (NIA) Excludes walls and external features includes washrooms, restricted head height 58.23 sqm / 626.78 sqft | EXTERNAL STRUCTURAL FEATURES Balconies, verandas, windows etc. 0.00 sqm / 0.00 sqft | RESTRICTED HEAD HEIGHT Limited use area under 1.8m 0.00 sqm / 0.00 sqft |
|---|--|---|---|



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 61.29 sqm / 659.72 sqft
IPMS 3C RESIDENTIAL: 59.09 sqm / 636.04 sqft

SPIC ID: 5f43166a5b88910da#2x7c



Energy Efficiency Rating

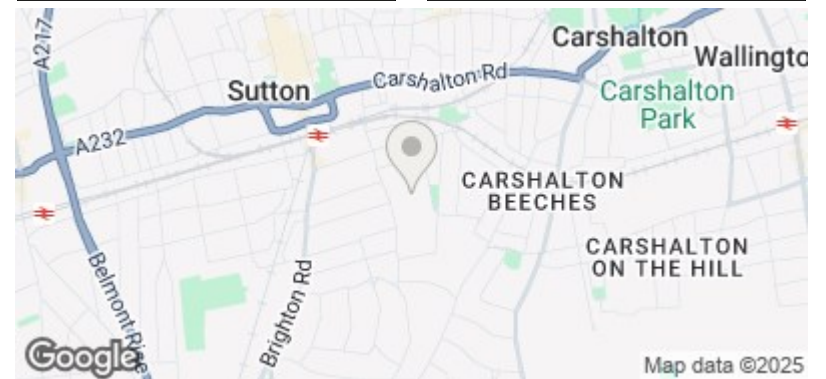
| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 76 | 79 |

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 77 | 81 |

England & Wales EU Directive 2002/91/EC



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