



GARLAND LODGE, ALBION ROAD, SUTTON, SURREY, SM2

£230,000

LEASEHOLD

Winkworth



GARLAND LODGE
ALBION ROAD, SUTTON, SURREY, SM2

**A BRIGHT ONE BEDROOM TOP
FLOOR FLAT, WITH
ALLOCATED PARKING.**

Albion Road is a quiet popular road in South Sutton. The property is within walking distance of Sutton Town Centre (0.8 miles) which offers a comprehensive range of shops, bars and restaurants. Well regarded schools for all age groups are close by. Sutton Mainline Station offers frequent services into London Victoria and London Bridge.



BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entry Phone System
- Communal Entrance/Hall
- Hallway
- Living/Dining Room - 16'2" x 10'8" (4.92m x 3.25m)
- Kitchen - 11'6" x 6'8" (3.51m x 2.02m)
- Bedroom 1 - 16'2" x 8'8" (4.92m x 2.65m)
- Bathroom - 6'5" x 6'5" (1.95m x 1.95m)
- Allocated Parking Space
- No Onward Chain
- Council Tax Band - C

THE PROPERTY

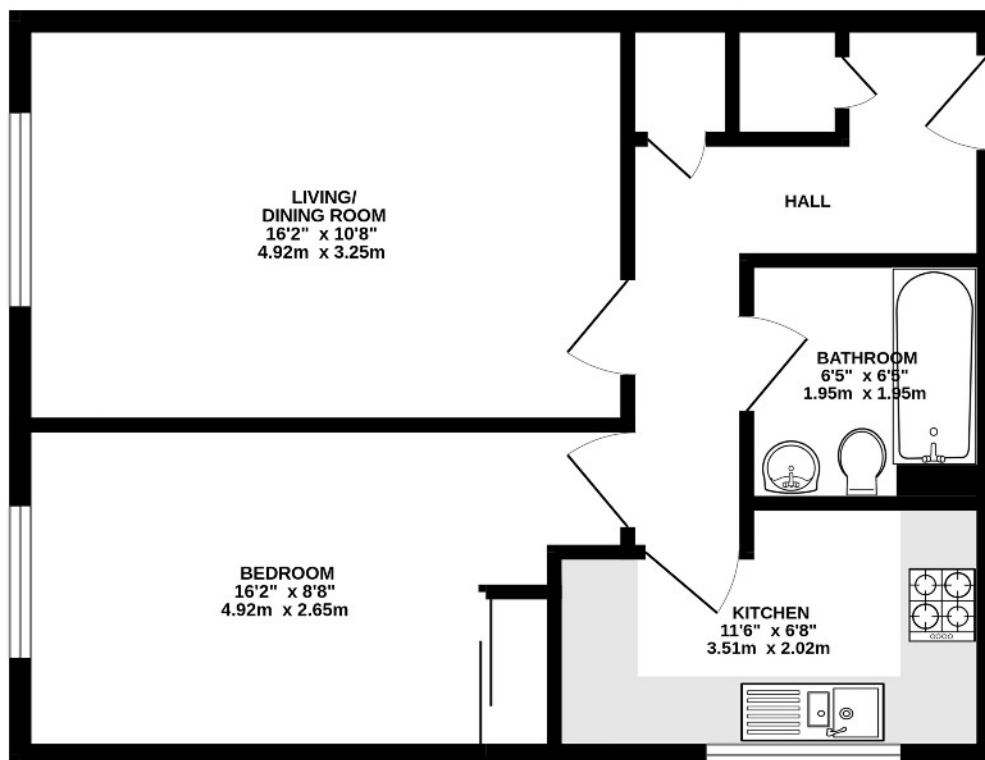
This property is offered with no onward chain, and a new lease of 150 years.

Although well cared for, the flat does require some modernisation. The flat also benefits from an entry phone system, gas central heating, and double glazing.

The accommodation briefly comprises; hallway, bright and spacious living/dining room, a good sized double bedroom, a family bathroom, and a fitted kitchen with some appliances.

Externally the property has well maintained communal gardens, and visitor parking to the front on a first come first serve basis, in addition to the private parking with an allocated space to the rear.





SECOND FLOOR FLAT

Albion Road, Sutton

INTERNAL FLOOR AREA (APPROX.) 504 sq ft/ 46.8 sq m

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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for every step...