

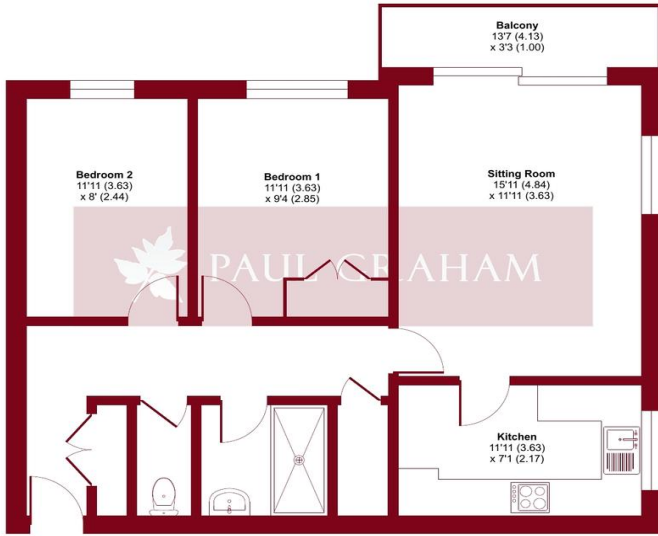


18 Audley Place , Camborne Road, Sutton, SM2 6RN | **Guide Price £250,000 - £260,000 Leasehold**

A spacious two-bedroom first floor flat set within a private development, featuring a bright reception room with access to a sunny south-facing balcony overlooking playing fields. Benefitting from a private garage en-bloc and a long lease of approximately 133 years, the property is ideally located within walking distance of Sutton station and town centre, making it perfect for first-time buyers or investors.

Audley Place, Sutton, SM2

Approximate Area = 695 sq ft / 64.5 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 15' 11" x 11' 11" (4.85m x 3.63m)

KITCHEN 11' 11" x 7' 1" (3.63m x 2.16m)

BEDROOM 1 11' 11" x 9' 4" (3.63m x 2.84m)

BEDROOM 2 11' 11" x 8' 0" (3.63m x 2.44m)

SOUTHERLY ASPECT BALCONY 13' 7" x 3' 3" (4.14m x 0.99m)

BATHROOM

WC

GARAGE

LONG LEASE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Paul Graham. REF: 1449950



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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