



Winkworth



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**CHEAM COMMON ROAD, WORCESTER PARK, SUTTON, KT4  
£225,000 SHARE OF FREEHOLD**

**A SPACIOUS GROUND FLOOR CONVERSION APARTMENT  
FEATURING ALLOCATED PARKING LOCATED WITHIN EASY  
REACH OF WORCESTER PARK HIGH STREET AND TRAIN STATION**



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## AT A GLANCE

- Share of Freehold
- Long Lease
- Ground Floor Studio
- Living Room/Bedroom
- Entrance Hall
- Kitchen/Diner
- Bathroom
- Off Street Parking
- Communal Gardens
- Close to Various Bus Routes
- Council Tax Band B
- EPC Rating C

## DESCRIPTION

A spacious ground floor conversion apartment featuring allocated parking and communal gardens, located within easy reach of Worcester Park high street with its variety of shops, bars and restaurants.

Commuters will have the choice of Worcester Park train station and bus routes to surrounding areas including Morden Underground, Sutton and Kingston.

The accommodation comprises a good-sized kitchen with space for a dining table, a large living room and bedroom, bathroom and storage.

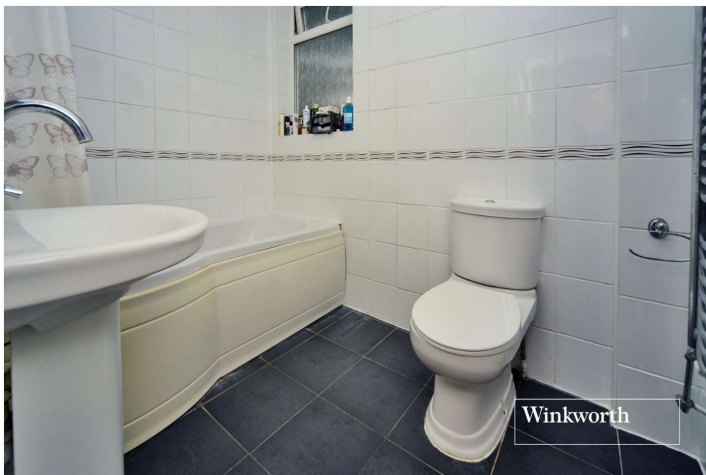
Externally, the property benefits from well-kept communal gardens and allocated resident's parking.

Lease and other related information:

The vendor has provided the following information:

- A 999 year lease was granted in 1992, meaning it has approximately 996 years remaining.
- Being share of freehold, ground rent is peppercorn
- There is no set service and maintenance charges.
- These points should all be checked and verified by your conveyancer/solicitor.





## ACCOMMODATION

Entrance Hall

Living Room/Bedroom - 14'10" x 13' max (4.52m x 3.96m max)

Kitchen/Diner - 13' x 8'8" max (3.96m x 2.64m max)

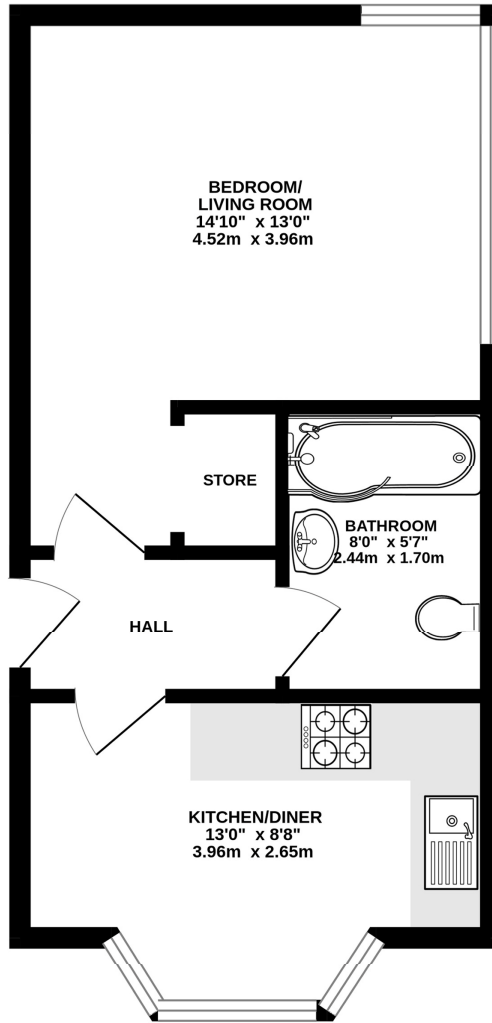
Bathroom - 8' x 5'7" max (2.44m x 1.7m max)

Off Street Parking

Communal Gardens



Cheam Common Road, Worcester Park KT4 7TA  
INTERNAL FLOOR AREA (APPROX.) 350 sq ft/ 32.5 sq m



GROUND FLOOR FLAT

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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 © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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