



Winkworth



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**LONDON ROAD, CHEAM, SUTTON, SM3**

**£330,000 SHARE OF FREEHOLD**

**A SUPERB FIRST FLOOR APARTMENT FEATURING TWO DOUBLE BEDROOMS AND RESIDENTS PARKING LOCATED IN A QUIET GATED DEVELOPMENT CLOSE TO NORTH CHEAM**



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## AT A GLANCE

- First Floor
- Share of Freehold
- Gated Development
- 2 Bedrooms
- Living/Dining Room
- Fitted Kitchen
- Modern Bathroom
- Large Store
- Residents Parking
- Close to Nonsuch Park
- Council Tax Band C
- EPC Rating D

## DESCRIPTION

Offering circa 804 sq. ft of accommodation, this superb contemporary apartment is located within a gated development of only 5 apartments and features resident's parking and the benefit of being share of the freehold.

The property is conveniently located close to North Cheam high street, which offers a range of shops, restaurants and amenities including a variety of bus routes towards Epsom, Worcester Park, Cheam and Modern with its Underground tube station. Both Worcester Park high street and Cheam Village are within easy reach, and both offer a train station with services to Central London. The historic Nonsuch Park is a short distance away and provides abundant parkland as well as an artisan coffee shop!

The accommodation comprises a spacious entrance hall, a large living room/dining room with large storage cupboard, a modern fitted kitchen, a family bathroom, a larger than average principal bedroom with another storage cupboard which could be used as a wardrobe and a second double bedroom with built-in closet.

Other benefits of interest include gated resident's parking and a long lease of 900+ years.



## ACCOMMODATION

### Entrance Hall

**Living/Dining Room** - 16'7" x 14'4" max (5.05m x 4.37m max)

**Kitchen** - 10'5" x 8'4" max (3.18m x 2.54m max)

**Bedroom** - 14'8" x 13'1" max (4.47m x 4m max)

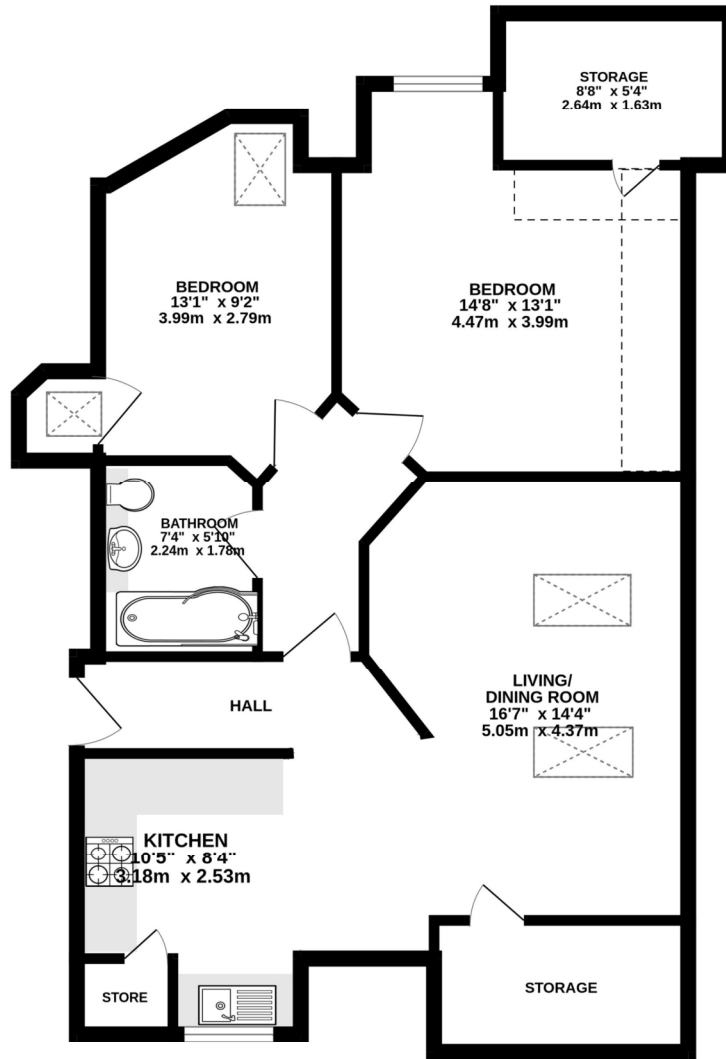
**Bedroom** - 13'1" x 9'2" max (4m x 2.8m max)

**Bathroom** - 7'4" x 5'10" max (2.24m x 1.78m max)

**Store** - 8'8" x 5'4" max (2.64m x 1.63m max)

### Residents Parking





FIRST FLOOR FLAT

London Road, Cheam SM3 8JF  
 INTERNAL FLOOR AREA (APPROX.) 804 sq ft/ 74.7 sq m



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 © 2025.

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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>		
(55-68)	<b>D</b>	68	74
(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	

