

LONDON ROAD, CHEAM, SUTTON, SM3
£345,000 LEASEHOLD

A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM SPLIT LEVEL APARTMENT FEATURING A PRIVATE REAR GARDEN AND ALLOCATED PARKING LOCATED CLOSE TO SEVERAL AMENITIES



Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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AT A GLANCE

- 3 Double Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Utility Area with Garden Access
- Bathroom
- Private Garden
- Allocated Parking Space for Two Cars
- Close to Several Well-Regarded Schools
- Close to Transport Links
- Council Tax Band C
- EPC Rating D

DESCRIPTION

A deceptively spacious split-level apartment benefiting from a private ground floor entrance with useful porch, large room sizes throughout, a private rear garden and secure gated parking.

With the accommodation set over three floors, the property is not only spacious but feels large and roomy. The layout comprises a ground floor utility room with access to the garden, well-proportioned living/dining room, separate kitchen, three good sized bedrooms and a family bathroom.

Externally, there are two allocated parking spaces within a secure gated area, plus a private high fence and wall enclosed garden with a decked area ideal for a garden table and chairs.

The property is located close to several bus routes providing services to Sutton, Kingston and Epsom and also to Morden with its Northern Line underground station and to Worcester Park which offers a Zone 4 train station. Nearby amenities include a variety of shops, restaurants, parks, leisure centre and numerous well-regarded schools.

The vendor has provided the following information:

Lease and related information:

The lease has 154 years approx. remaining.

The service and maintenance charges are approx. £1200 pa.

There is no ground rent payable.

Please ask for your legal representative to verify this information.



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ACCOMMODATION

Ground Floor Entrance

Utility - 13'7" x 5'7" max (4.14m x 1.7m max)

Living/Dining Room - 14'1" x 12' max (4.3m x 3.66m max)

Kitchen - 8'2" x 6'5" max (2.5m x 1.96m max)

Bedroom - 14'7" x 8'3" max (4.45m x 2.51m max)

Bedroom - 11'2" x 8'3" max (3.4m x 2.51m max)

Bedroom - 12' x 11'10" max (3.66m x 3.6m max)

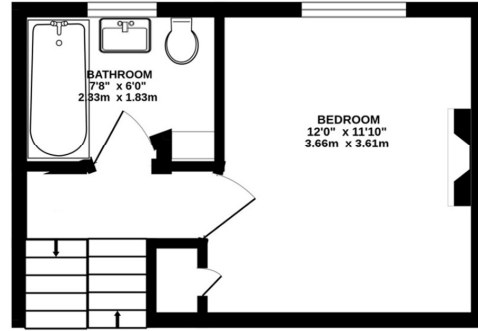
Bathroom - 7'8" x 6' max (2.34m x 1.83m max)

Garden - Approx. 22ft

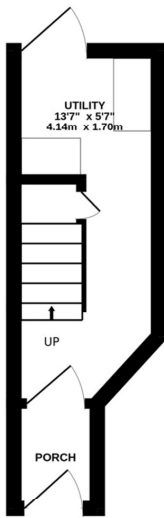


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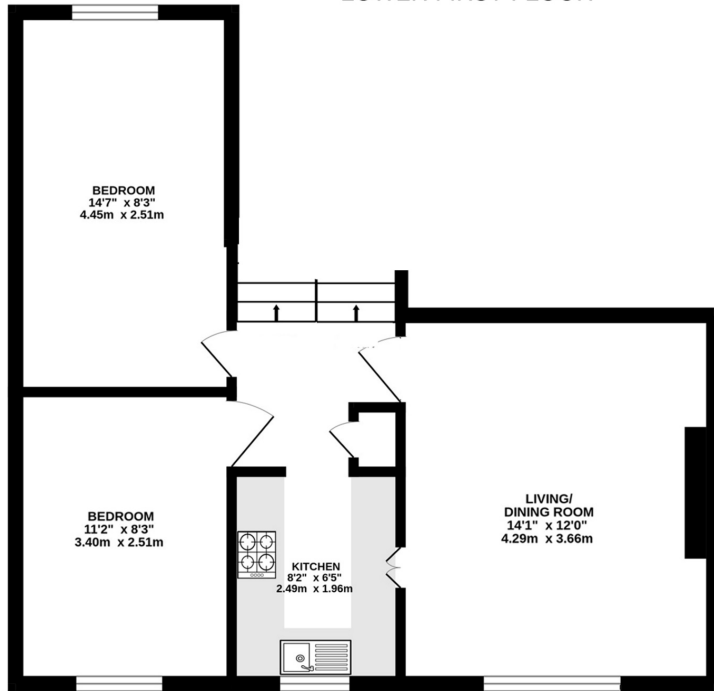
London Road, Cheam SM3 9AA
INTERNAL FLOOR AREA
 (APPROX.) 775 sq ft/ 72 sq m
 Garden extends to 22' (6.71m) approx.



LOWER FIRST FLOOR



GROUND FLOOR
 ENTRANCE



UPPER FIRST FLOOR

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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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 71 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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