



LONDON ROAD, CHEAM, SUTTON, SM3
£395,000 LEASEHOLD

**AN EXTREMELY SPACIOUS CONTEMPORARY APARTMENT
FEATURING TWO DOUBLE BEDROOMS, AN OPEN-PLAN
KITCHEN/LIVING ROOM AND GATED RESIDENT'S PARKING**

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AT A GLANCE

- New Build in 2017
- Large Second Floor Apartment
- 2 Double Bedrooms
- Generous Reception Hall
- Spacious Living/Dining Room
- Open Plan Modern Kitchen
- Luxury Bathroom
- Close to Shops and Restaurants
- Bus Routes to Several Transport Links
- Council Tax Band D
- EPC Rating B

DESCRIPTION

Situated within a contemporary purpose-built block of apartments constructed in 2017, this extremely spacious two double bedroom apartment features approx. 775 sq. ft of accommodation, gated and allocated resident's parking and modern décor throughout.

The location is ultra convenient for families and commuters, set within easy reach of numerous well-regarded schools such as Cheam Park Farm Primary and Cheam High School, leisure centre and the picturesque Nonsuch Park. Cheam Village, North Cheam and Worcester Park high streets, are all close by and offer a range of amenities including shops, supermarkets, cafés and restaurants. Transport links include Cheam, Stoneleigh, West Sutton and Worcester Park train stations as well as a variety of bus routes towards Epsom, Kingston and Morden, with the latter having an Underground station.

The accommodation comprises an extremely spacious entrance hall with storage cupboards, a beautifully designed kitchen with breakfast bar and high spec appliances, a large living room with space for a dining table and chairs, two well-proportioned double bedrooms and the luxury family bathroom.

Other benefits include gated, allocated resident's parking and a secure entry phone system.

The current owner has advised there is no set service charge, the buildings insurance is £472.72 approx. per annum and the ground rent is £350 per annum. Please verify/check with your conveyancer.



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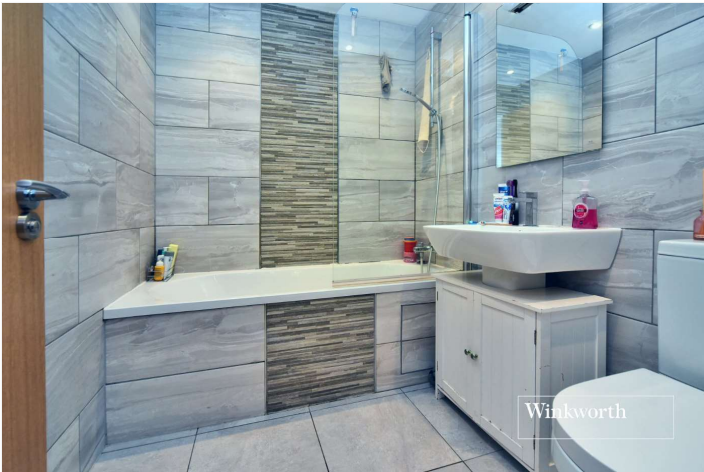
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ACCOMMODATION

Entrance Hall - 13' x 8'2" max (3.96m x 2.5m max)

Living/Dining Room - 20'5" x 10'10" max (6.22m x 3.3m max)

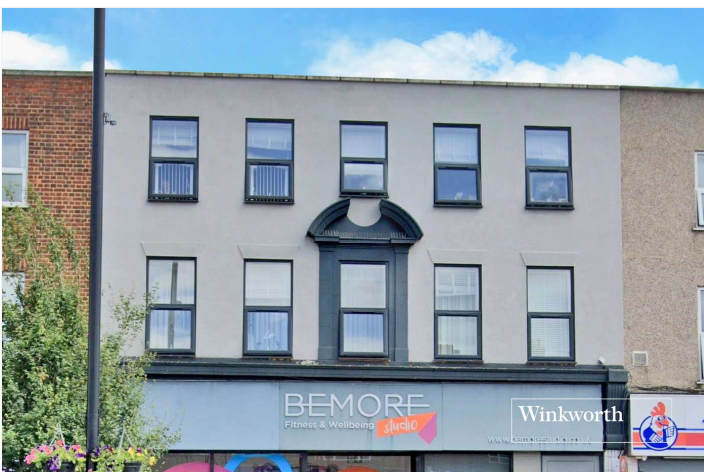
Open Plan Kitchen - 10'10" x 9'6" max (3.3m x 2.9m max)

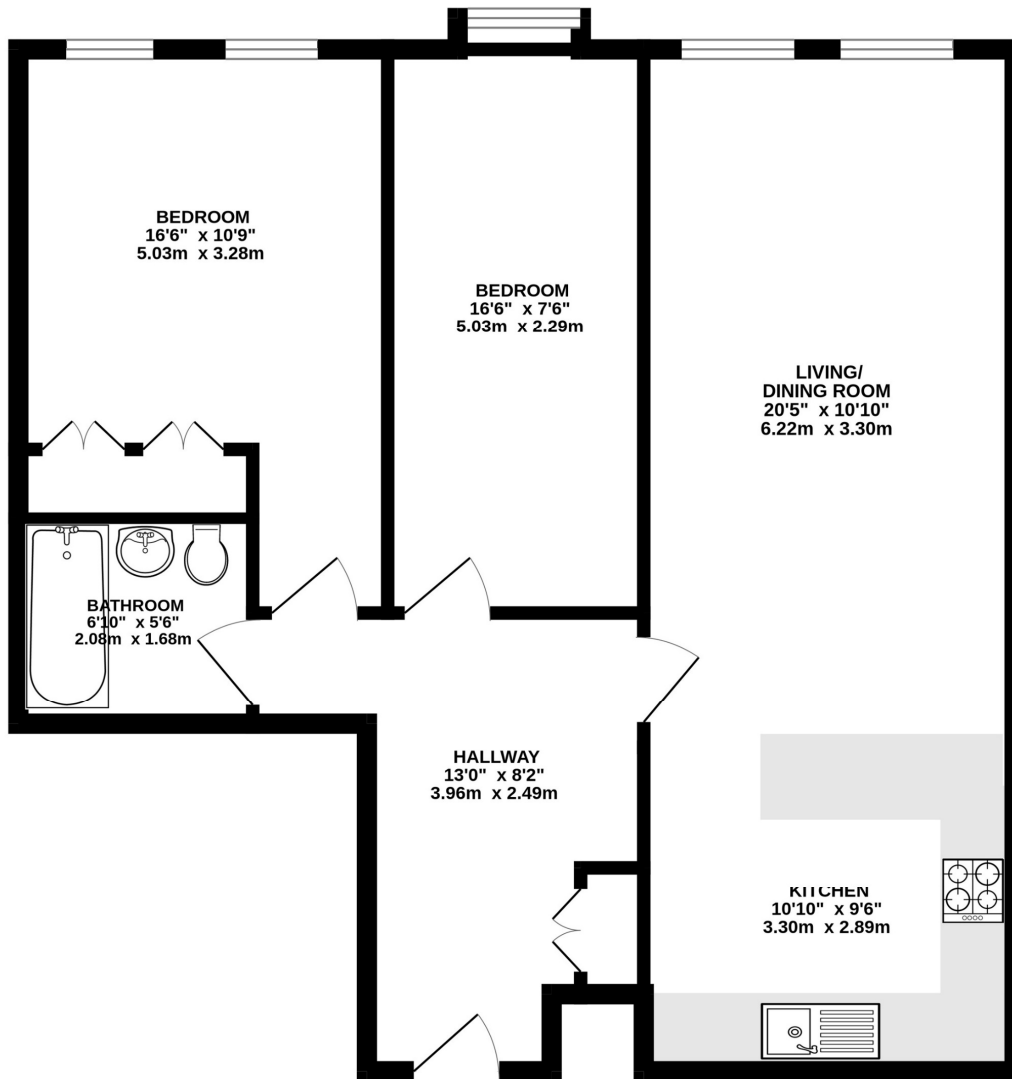
Bedroom - 16'6" x 10'9" max (5.03m x 3.28m max)

Bedroom - 16'6" x 7'6" max (5.03m x 2.29m max)

Bathroom - 6'10" x 5'6" max (2.08m x 1.68m max)

Resident's Parking





SECOND FLOOR FLAT

London Road, Cheam SM3 8HW

INTERNAL FLOOR AREA (APPROX.) 775 sq ft/ 72.0 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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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	82	82
(69-80)	C		
(55-68)	D		
(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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