



LONDON ROAD, CHEAM, SUTTON, SM3
£315,000 LEASEHOLD

**A SPACIOUS APARTMENT FEATURING TWO
DOUBLE BEDROOMS AND RESIDENTS PARKING
SITUATED CLOSE TO NORTH CHEAM**

Winkworth

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See things differently



AT A GLANCE

- Spacious Second Floor Apartment
- Two Double Bedrooms
- Living/Dining Room
- Good Sized Fitted Kitchen
- Bathroom with Separate WC
- Residents Allocated Parking
- Council Tax Band C
- EPC Rating D

DESCRIPTION

This spacious two double bedroom second floor apartment offers 742 sq. ft of accommodation, features an allocated resident's parking and is situated close to North Cheam and various bus routes towards Epsom, Worcester Park, Cheam & Morden with its underground station.

The local high street offers a variety of amenities including shops, restaurants and supermarkets, whilst both Worcester Park high street and Cheam Village are a short distance away, each offering a train station into Central London. The historic Nonsuch Park is a short walk away and provides abundant parkland and an artisan coffee shop.

Numerous well-regarded schools are close by including Cheam Fields Primary Academy, St Cecilia's Catholic Primary School and Cheam High School.

The property has been decorated and renovated throughout and includes original features such as herringbone flooring combined with contemporary fittings. The accommodation comprises a large living room with space for dining table and chairs, a principal bedroom with fitted wardrobes, a second bedroom with a fitted study space/storage, a luxury shower room and a modern fitted kitchen with pantry.

The accommodation comprises an entrance hall with storage cupboard, a large living room with plenty of space for table and chairs, a good-sized kitchen, two double bedrooms and a family bathroom with separate WC.

Other benefits include well-kept shared gardens, a secure entry system and allocated resident's parking.



ACCOMMODATION

Entrance Hall

Living Room - 19'2" x 11'10" max (5.84m x 3.6m max)

Kitchen - 12' x 7' max (3.66m x 2.13m max)

Bedroom - 14'6" x 10'5" max (4.42m x 3.18m max)

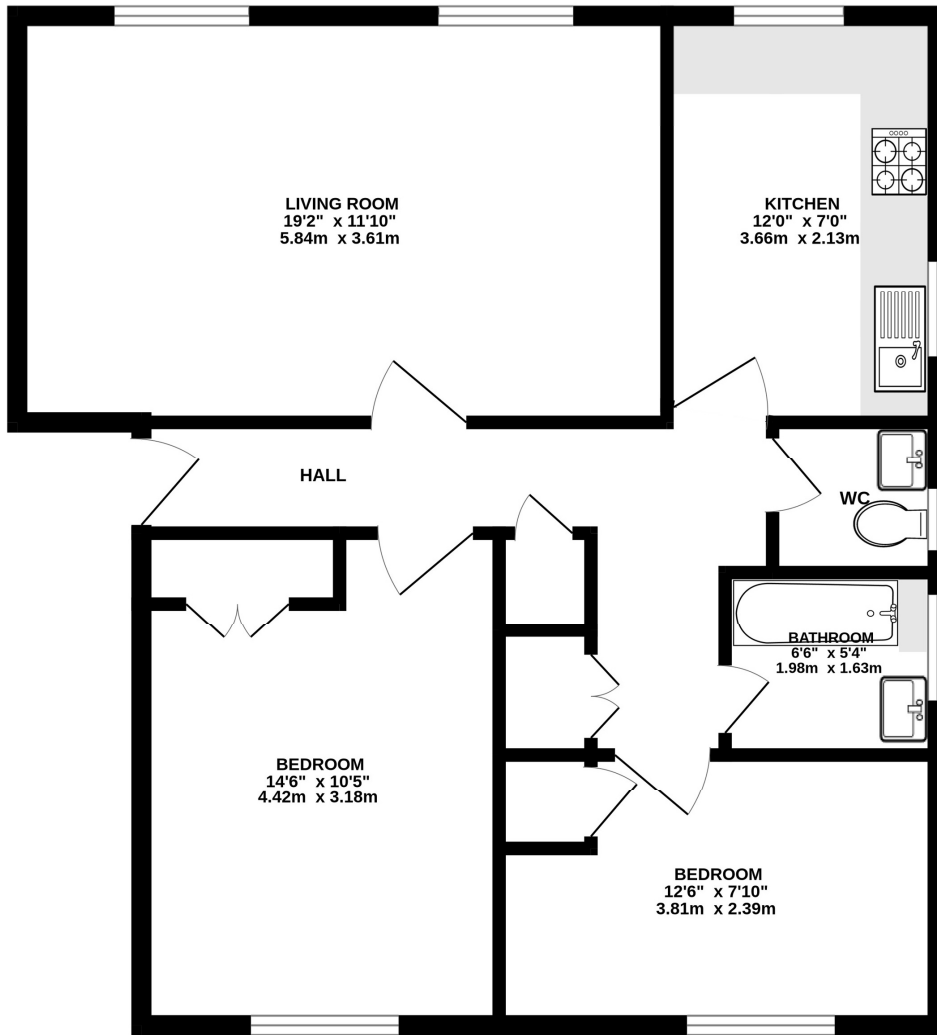
Bedroom - 12'6" x 7'10" max (3.8m x 2.4m max)

Bathroom - 6'6" x 5'4" max (1.98m x 1.63m max)

Separate WC

Allocated Parking

London Road, Cheam SM3 8JE
INTERNAL FLOOR AREA (APPROX.) 742 sq ft/ 69.0 sq m



SECOND FLOOR FLAT



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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	64
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

