



**CHEAM MANSIONS, STATION WAY, CHEAM, SUTTON, SM3
£375,000 LEASEHOLD**

**A TWO DOUBLE BEDROOM APARTMENT SITUATED IN
A DESIRABLE MANSION BLOCK, WITHIN WALKING
DISTANCE OF CHEAM VILLAGE AND CHEAM STATION**

Winkworth

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AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Living/Dining Room
- Separate Kitchen
- Bathroom plus Separate WC
- Gas Central Heating
- Walking Distance of Station
- Garage and Parking Space Available to Rent
- Approx. 108 year Lease
- Ground Rent currently £100 pa
- Council Tax Band C
- EPC Rating D

DESCRIPTION

An extremely spacious two double bedroom, second floor apartment benefitting from approximately 883 sq ft of accommodation within a desirable mansion style block. The property is ideally located in the heart of Cheam Village with its many shops, bars, restaurants, and parks and is within walking distance of Cheam mainline train station serving Victoria and London Bridge. There are several bus routes to surrounding areas including an express bus to Kingston-upon-Thames, Heathrow and Croydon.

Numerous well-regarded schools are close by including St Dunstan's Cheam CoFE Primary School, Cuddington Croft Primary School and the sought after Nonsuch High School for Girls.

The accommodation comprises a spacious entrance hall with storage cupboards, a well-proportioned kitchen with access door, a large, dual aspect living room with feature fireplace, two double bedrooms and a bathroom with shower and separate WC.

Other features include communal gardens, exterior security lighting and a secure entry phone system.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'7" x 16'3" max (5.05m x 4.95m max)

Kitchen - 12'4" x 10'9" max (3.76m x 3.28m max)

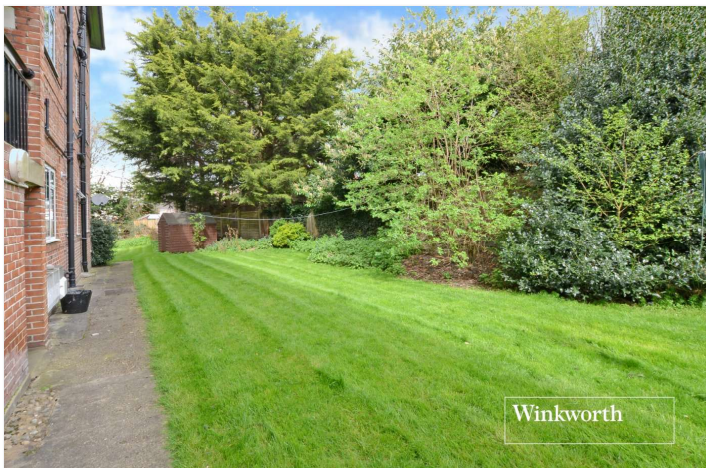
Bedroom - 14'10" x 12'1" max (4.52m x 3.68m max)

Bedroom - 12'4" x 11'4" max (3.76m x 3.45m max)

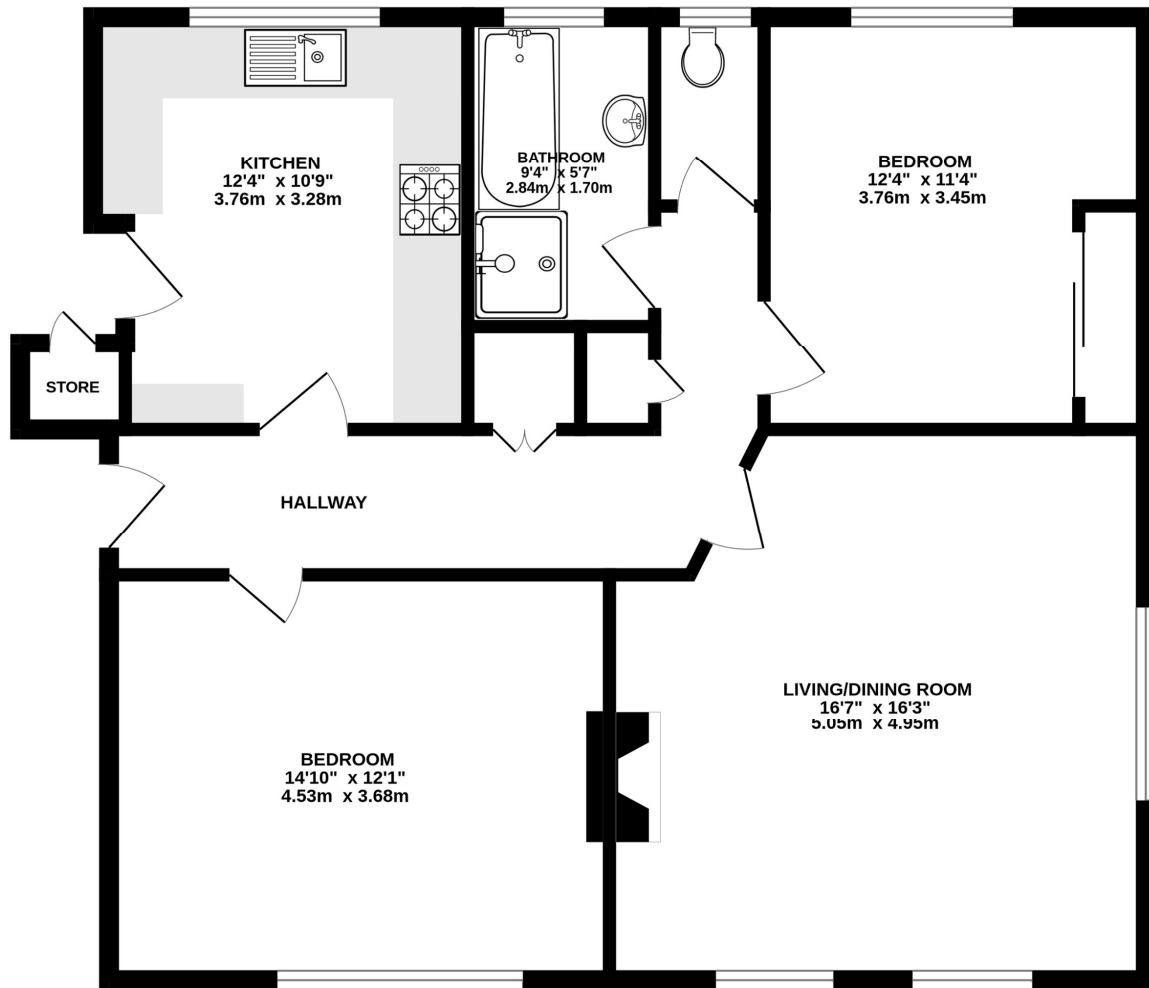
Bathroom - 9'4" x 5'7" max (2.84m x 1.7m max)

Separate WC

Storage Cupboards



Cheam Mansions, Cheam SM3 8SA
INTERNAL FLOOR AREA (APPROX.) 883 sq ft/ 82.0 sq m



SECOND 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(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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