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PROPERTY
EXPERTS
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**MALDEN ROAD,
CHEAM VILLAGE,
SURREY, SM3 8QW**



53 – 57 MALDEN ROAD, CHEAM VILLAGE

A Stunning collection of luxury one, two and three bedroom private apartments within a secure gated development

These Brand new apartments are built to a high specification and feature stunning kitchens contemporary bathrooms and features such as underfloor heating systems, heat to heat systems with mechanical ventilation and heat recovery and video entry phone

Sought after Village location



THE LOCATION

Steeped in History, Cheam contains the oldest building in the entire borough, **Lumley Chapel**, which dates from 1018, as well as a host of listed buildings located within the beautiful village

Within easy reach of the surrounding towns of **Sutton**, **Worcester Park and Epsom**, Cheam is also within easy commute of central London via the mainline station reaching **London Bridge** in just 36 minutes.

THE INTERNALS

Every unit Features top of the range Magnet kitchens enhanced with quartz worktops and quartz splashbacks. Featuring fully integrated appliances to include oven, microwave, fridge freezers, washing machines, dishwasher, wine cooler and instant boiling hot water taps.

The bathrooms are a standout feature with most apartments having family and ensuite facilities. The striking geometric patterns of the Italian wall tiles follow the latest trends in bathroom design and are complemented with brass hardware. This theme is echoed in the ensuite's and in various areas throughout the apartment design.

All of the apartments feature Victorian style internal fire doors, sliding sash style windows with acoustic glass and Amtico flooring.

The apartments feature no gas and are energy efficient with all units heated via heat recovery and underfloor heating with some units benefitting from Solar energy. The apartments also benefit from mechanical ventilation and acoustic glazing for comfort and efficiency.

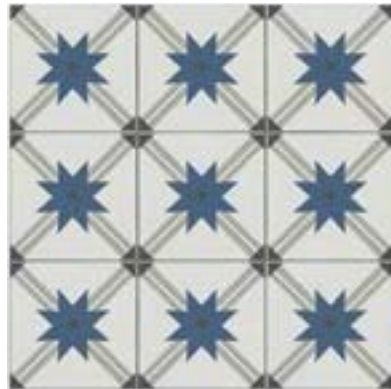
All units benefit from terraces, private gardens or use of the communal grounds. On site parking is available by separate negotiation with EV charging available, to further enhance the developments green credentials.

These newly constructed apartments also benefit from a 10year building warranty for added peace of mind.





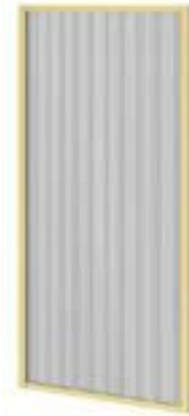
WALL



FLOOR



Family
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Ensuite



WALL



FLOOR



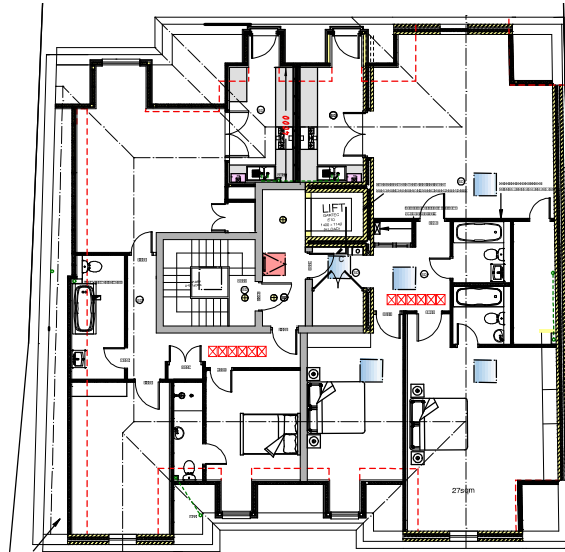
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SCHEDULE OF ACCOMODATION

PLOT NUMBER	FLOOR	BEDROOMS	BATHROOMS	NIA M2	SQ FT	ADDITIONAL	MARKET PRICE
53, Flat 1	GF	3B5P	2	118	1270	private garden	GBP 635 000
53, Flat 2	FF	2B3P	2	83	893	balcony	GBP 515 000
53, Flat 3	FF	2B4P	2	95	1022	balcony	GBP 535 000
53, Flat 4	FF	2B3P	1	62	667	communal	GBP 400 000
53, Flat 5	SF	2B4P	2	97	1044	communal	GBP 525 000
53, Flat 6	SF	2B3P	2	80	861	communal	GBP 500 000
55 Mais	GF	2B3P	2	72	775	private garden	GBP 485 000
57, Flat 1	GF	3B5P	2	105	1130	private garden	GBP 625 000
57, Flat 2	FF	1B2P	1	61	656	communal	GBP 350 000
57, Flat 3	FF	1B2P	1	50	538	communal	GBP 325 000
57, Flat 4	FF	2B3P	1	70	753	balcony	GBP 435 000
57, Flat 5	SF	1B2P	1	50	538	communal	GBP 325 000
57, Flat 6	SF	1B2P	1	50/70*	538	communal	GBP 350 000

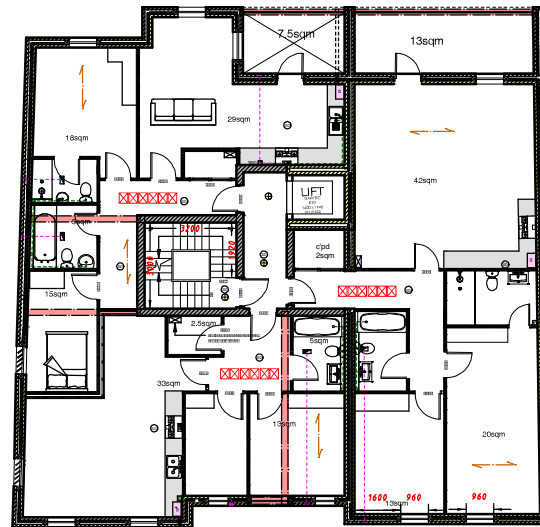
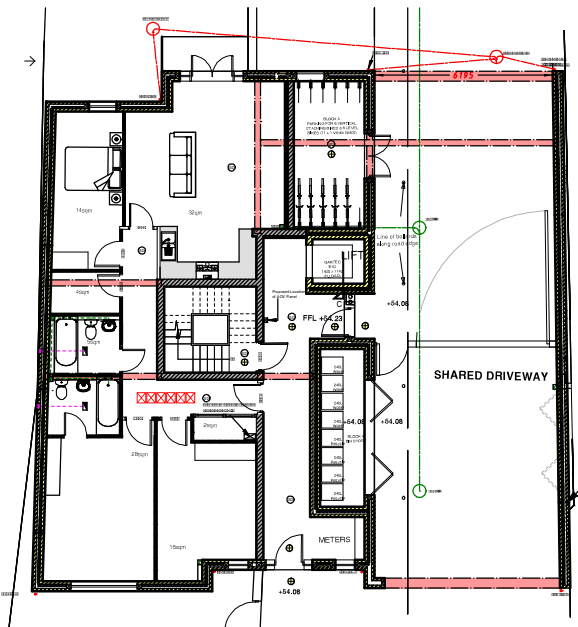
*20m² of usable height restricted space

FRONT BLOCK



SECOND FLOOR PLAN

GROUND FLOOR PLAN

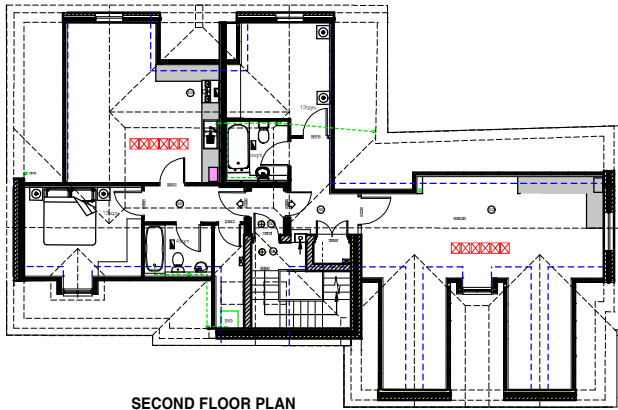


FIRST FLOOR PLAN

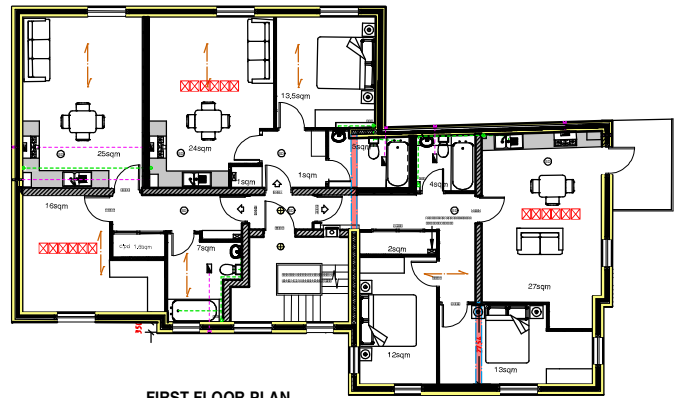


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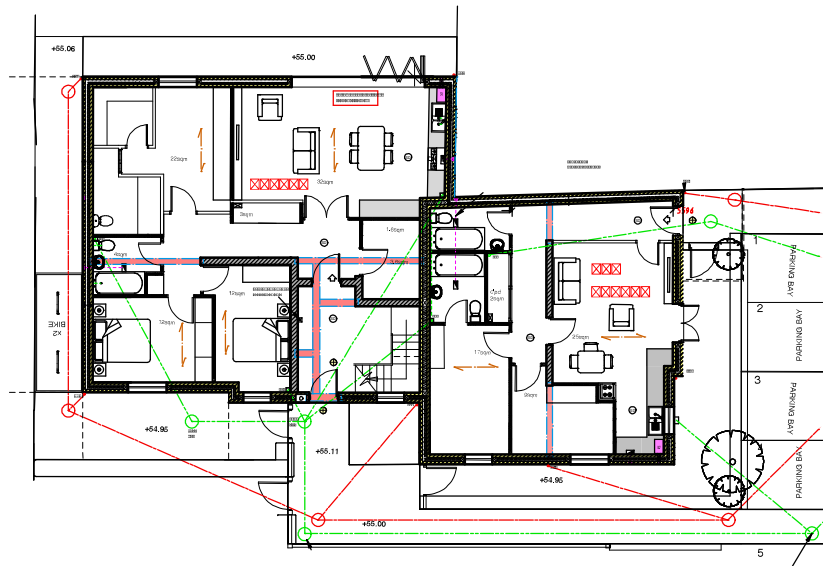
REAR BLOCK



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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TRANSPORT

Transport links to the property are excellent with **Cheam station** within a short walk.

Cheam gives easy access to both the **A3** and the **A217** for road journeys into London, with both also leading to the **M25**, giving access to the wider road network.

There are numerous bus routes to neighbouring towns such as **Sutton**, **Epsom**, **Worcester Park** and **Kingston**.

TRAIN TIMES

London Bridge: 36mins



London Victoria: 41 mins



Epsom: 7 mins

