



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

**A SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR
APARTMENT SET WITHIN WALKING DISTANCE OF CHEAM
VILLAGE AND CHEAM TRAIN STATION**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Being Sold With a Brand New Lease
- No Onward Chain
- Ground Floor Flat
- 2 Double Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Separate WC
- Walking Distance of Station
- Close to High Street
- Off Street Parking
- Council Tax Band C
- EPC rating D

DESCRIPTION

A spacious two double bedroom ground floor flat located just a few moments from Cheam Village high street and Cheam railway station which provides commuter services into London Victoria and London Bridge. The property offers lots of potential and is set over 880sq ft within one of the area's sought after mansion style blocks.

The property comprises entrance hall, dual aspect living/dining room, well-proportioned kitchen with lots of cupboard and counter space, two double bedrooms with fitted wardrobes. a bathroom with separate shower cubicle and separate WC.

Locally, the area is both commuter and family friendly with a choice of shops and restaurants in the village including Waitrose, Sainsburys, Pizza Express and Costa plus independent bars and retailers. Schools are sought after in the immediate area and include St Dunstan's CofE Primary School and Nonsuch High School for Girls. Various bus routes provide links towards Sutton, Epsom and Worcester Park all offering further amenities such as cinemas, leisure centres and parks.

The property is being sold with the benefit of a newly extended lease, please enquire for further details.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'5" x 15'9" max (5m x 4.8m max)

Kitchen - 12'5" x 11'1" max (3.78m x 3.38m max)

Bedroom - 15'1" x 11'9" max (4.6m x 3.58m max)

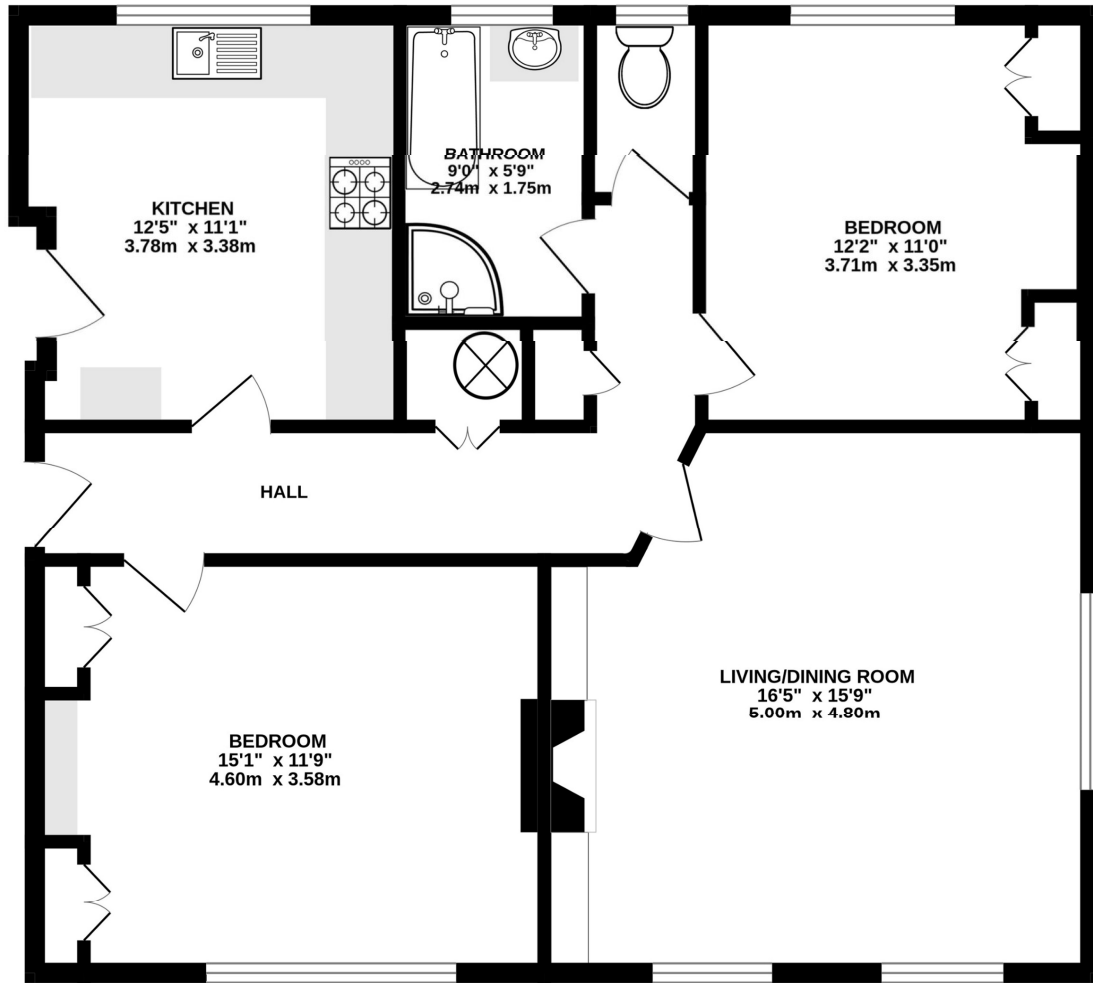
Bedroom - 12'2" x 11' max (3.7m x 3.35m max)

Bathroom - 9' x 5'9" max (2.74m x 1.75m max)

Separate WC



Cheam Mansions, Cheam SM3 8SA
 INTERNAL FLOOR AREA (APPROX.) 880 sq ft/ 81.8 sq m



GROUND 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.

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	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

