



STATION APPROACH, CHEAM, SUTTON, SM2
£289,000 SHARE OF FREEHOLD

**A SPACIOUS FIRST FLOOR TWO DOUBLE APARTMENT
 SITUATED JUST MOMENTS FROM CHEAM TRAIN STATION
 AND WALKING DISTANCE TO CHEAM VILLAGE**

Winkworth

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See things differently



AT A GLANCE

- Moments from Cheam Train Station
- Spacious First Floor Apartment
- Long Lease & Share of Freehold
- Two Double Bedrooms
- Living/Dining Room
- Kitchen
- Bathroom
- Residents Parking
- Garage En-Bloc
- Walking Distance of Village
- Council Tax Band C
- EPC Rating C

DESCRIPTION

Investment buyers only - Being sold with existing tenant in place which will provide an annual yield of 5.81 %, please speak with Winkworth for further information

An ideal opportunity for first-time buyers or investors seeking a spacious apartment located in the heart of Cheam Village, within easy walking distance of Cheam train station and a variety of bus routes to surrounding areas.

The spacious apartment comprises a large living/dining room, a good-sized kitchen, two well-proportioned double bedrooms, both featuring fitted wardrobes, a family bathroom and a storage cupboard in the entrance hall.

Other benefits include well-kept shared gardens, garage en bloc, visitor's parking and a long lease with a share of the freehold.

The local village centre offers an array of amenities such as restaurants, shops, bars, picturesque parkland at Nonsuch & Cheam Parks and a choice of several well-regarded schools. Cheam train station provides fast and frequent services into Central London and bus routes towards Kingston, Sutton and Heathrow are nearby.

Agents' notes - the property has been redecorated to include new carpets, general painting, new appliances in the kitchen including oven and hob, fridge freezer and a new bath.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 16'1" x 10'10" max (4.9m x 3.3m max)

Kitchen - 10'8" x 6'4" max (3.25m x 1.93m max)

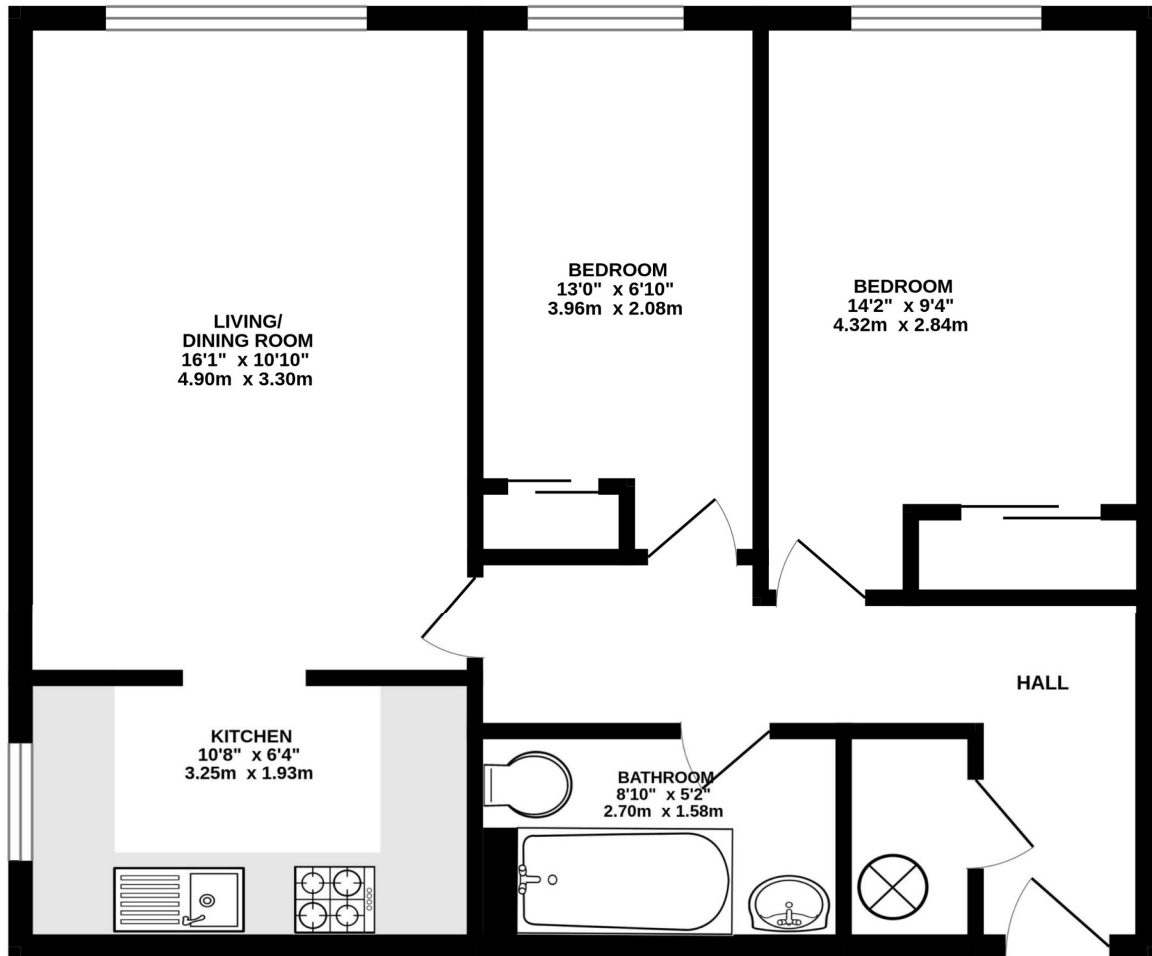
Bedroom - 14'2" x 9'4" max (4.32m x 2.84m max)

Bedroom - 13' x 6'10" max (3.96m x 2.08m max)

Bathroom - 8'10" x 5'2" max (2.7m x 1.57m max)

Garage En-Bloc

Residents Parking



FIRST FLOOR FLAT

Station Approach, Cheam SM2 7BP
 INTERNAL FLOOR AREA (APPROX.) 615 sq ft/ 57.1 sq m

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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 © 2025.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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