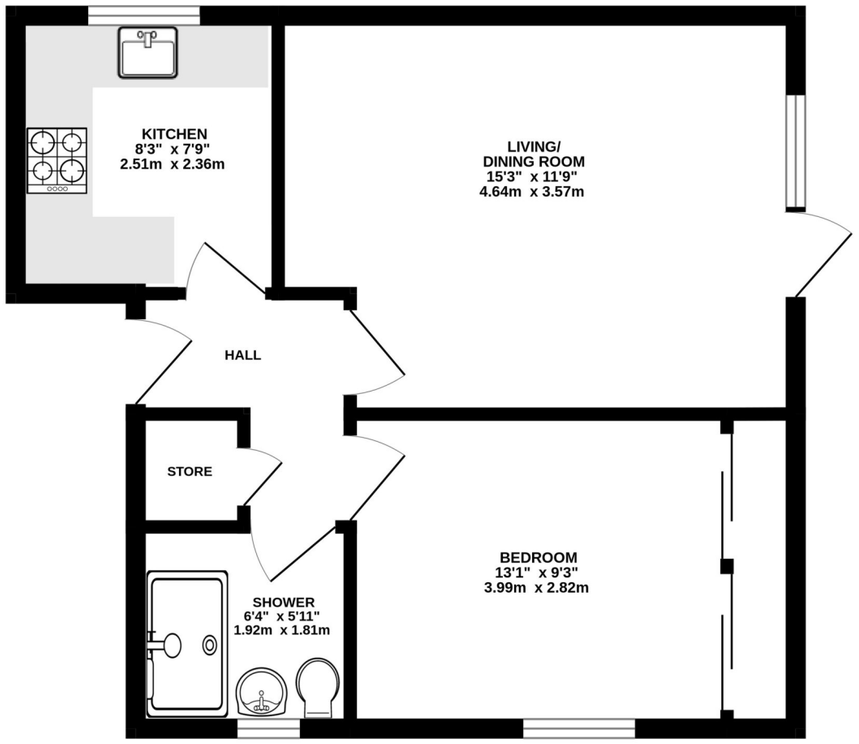
Chelsea Gardens, Cheam, Sutton

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.



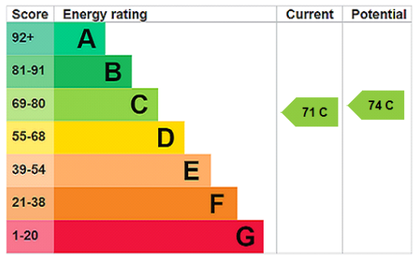
GROUND FLOOR FLAT

Chelsea Gardens, Cheam SM3 9TN

INTERNAL FLOOR AREA (APPROX.) 464 sq ft/ 43.1 sq m

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 © 2026.

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Winkworth Cheam

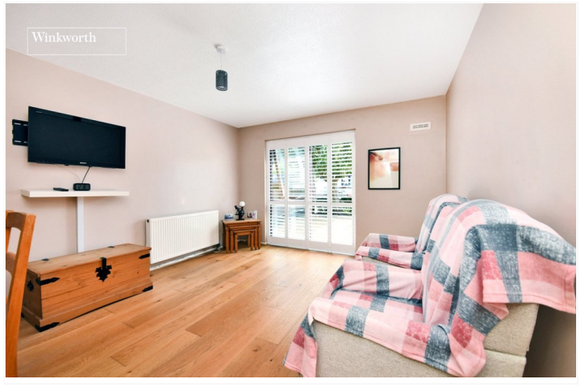
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2 Chelsea Gardens, Cheam, Sutton, SM3

Asking Price£250,000 Leasehold

A CHARMING ONE DOUBLE BEDROOM FLAT WITH FRENCH DOORS TO THE COMMUNAL GARDENS AND AN ALLOCATED PARKING SPACE

Brand New Lease upon Completion | Ground Floor Flat | Double Bedroom with Fitted Wardrobes | Hallway with Large Store Cupboard | Spacious Living/Dining Room | Modern Fitted Kitchen | Fully Tiled Wet Room | French Doors onto Communal Garden | Attractive Plantation Shutters | Allocated Parking Space | Easy Reach of Local Shops & Buses

Winkworth Cheam

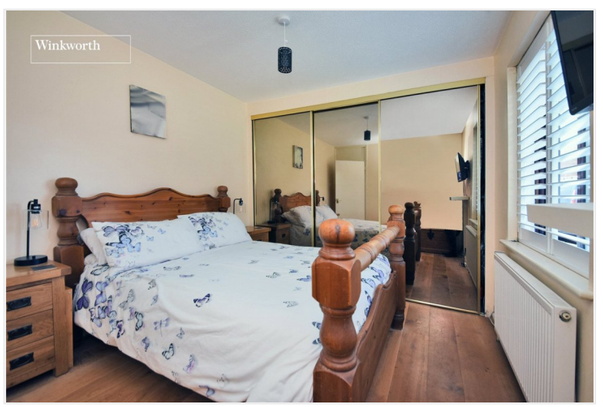
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ACCOMMODATION

Entrance Hall with Storage

Living/Dining Room - 15'3" x 11'9" max (4.65m x 3.58m max)

Kitchen - 8'3" x 7'9" max (2.51m x 2.36m max)

Bedroom - 13'1" x 9'3" max (4m x 2.82m max)

Shower Room/WC - 6'4" x 5'11" (1.93m x 1.8m)

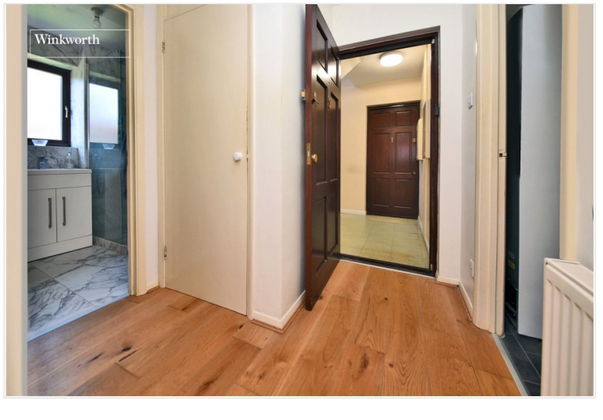
DESCRIPTION

VENDORS CONFIRM THEY ARE CURRENTLY EXTENDING THE LEASE TO 178 YEARS
A very well presented one double bedroom ground floor flat offering well-proportioned accommodation, direct access to communal gardens and the added benefit of an allocated parking space.
The property features a bright and spacious living/dining room with French doors opening directly onto the communal gardens providing an ideal setting for relaxing and entertaining. The modern fitted kitchen is thoughtfully designed, whilst the generous double bedroom benefits from fitted wardrobes.
Completing the accommodation is a contemporary fully tiled wet room with an obscure glazed window and heated towel rail.
The property is situated within easy reach of Cheam Village and North Cheam, both offering a wide choice of shops, restaurants and amenities including bus routes towards Sutton, Kingston Epsom and Morden (the latter having an Underground tube station). Commuters also have the choice of train stations at Cheam, West Sutton and Sutton Common.
This lovely home offers a practical and easy-to-maintain layout, making it an excellent choice for first-time buyers, downsizers or investors.
Winkworth have been advised by the vendors that they are in the process of extending the lease to 178 years. Please ask agent for further information.









Tenure: Leasehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.