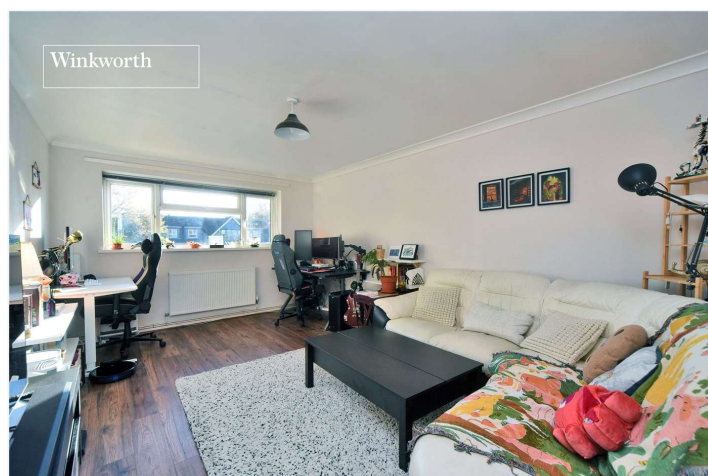




WORCESTER ROAD, SUTTON, SM2
£285,000 LEASEHOLD

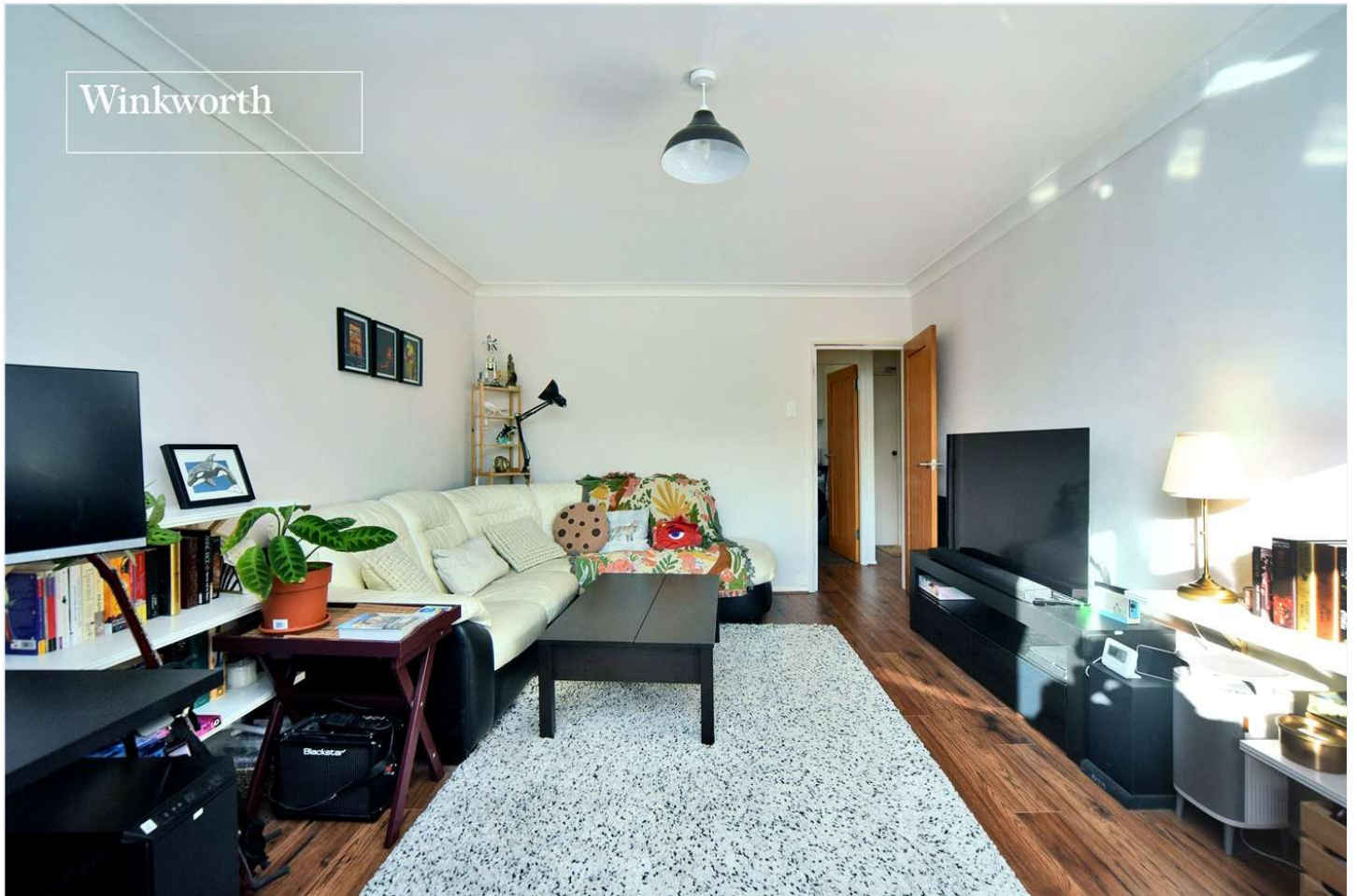
**A SPACIOUS ONE BEDROOM SECOND FLOOR
 APARTMENT FEATURING RESIDENTS PARKING AND
 WELL-MAINTAINED SHARED GARDENS**

Winkworth

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

winkworth.co.uk

See things differently



AT A GLANCE

- Spacious Second Floor Flat
- One Double Bedroom
- Living/Dining Room
- Separate Kitchen
- Brand New Lease Upon Completion
- Well-Maintained Shared Gardens
- Resident's Parking
- Loft Space
- 0.6miles approx. from Sutton Station
- 0.7miles approx. from Cheam Station
- Circa 570 Sq. Ft.

DESCRIPTION

This spacious one bedroom apartment benefitting from a brand-new lease upon completion of sale, well-kept shared gardens, resident's parking and private loft space is ideally located within reach of Cheam Village and Sutton town centre, both offering an array of shops, bars, restaurants and amenities.

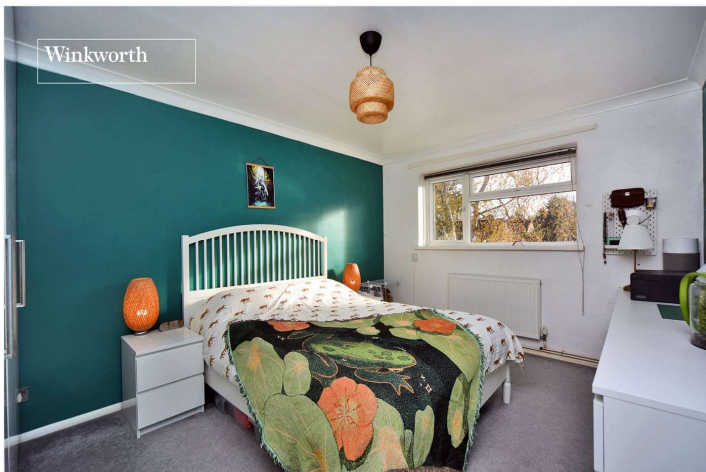
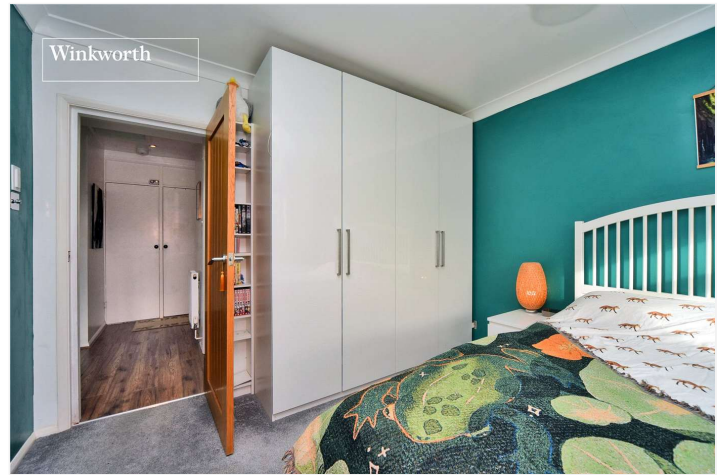
Commuters and professionals requiring quick and easy access into Central London have the choice of two train stations at Sutton (0.6miles approx.) and Cheam (0.7miles approx.), both within walking distance and a variety of bus routes to surrounding areas.

The accommodation consists of a spacious entrance hall with three storage cupboards, a light and airy living room with space for dining table and chairs, a good-sized fitted kitchen with external window, a double bedroom, a modern bathroom and boarded loft space.

Locally Cheam Village, with its Grade II Listed buildings and historic parkland, offers a wide choice of shops and restaurants, bus routes towards Kingston, Epsom and Heathrow, as well as leisure facilities including gyms, leisure centres, cricket clubs, tennis clubs and parkland including Cheam and Nonsuch Parks.

The vendor has provided the following information:

- The lease is currently approximately 81 years and will be renewed upon completion of sale by 90 years therefore there will be approx. 171 years.
- The service and maintenance estimated costs for 2025-2026 are approximately £1592.64 per annum, including £10 ground rent. This also includes buildings insurance.
- These points should all be checked and verified by your conveyancer/solicitor.



ACCOMMODATION

Entrance Hall

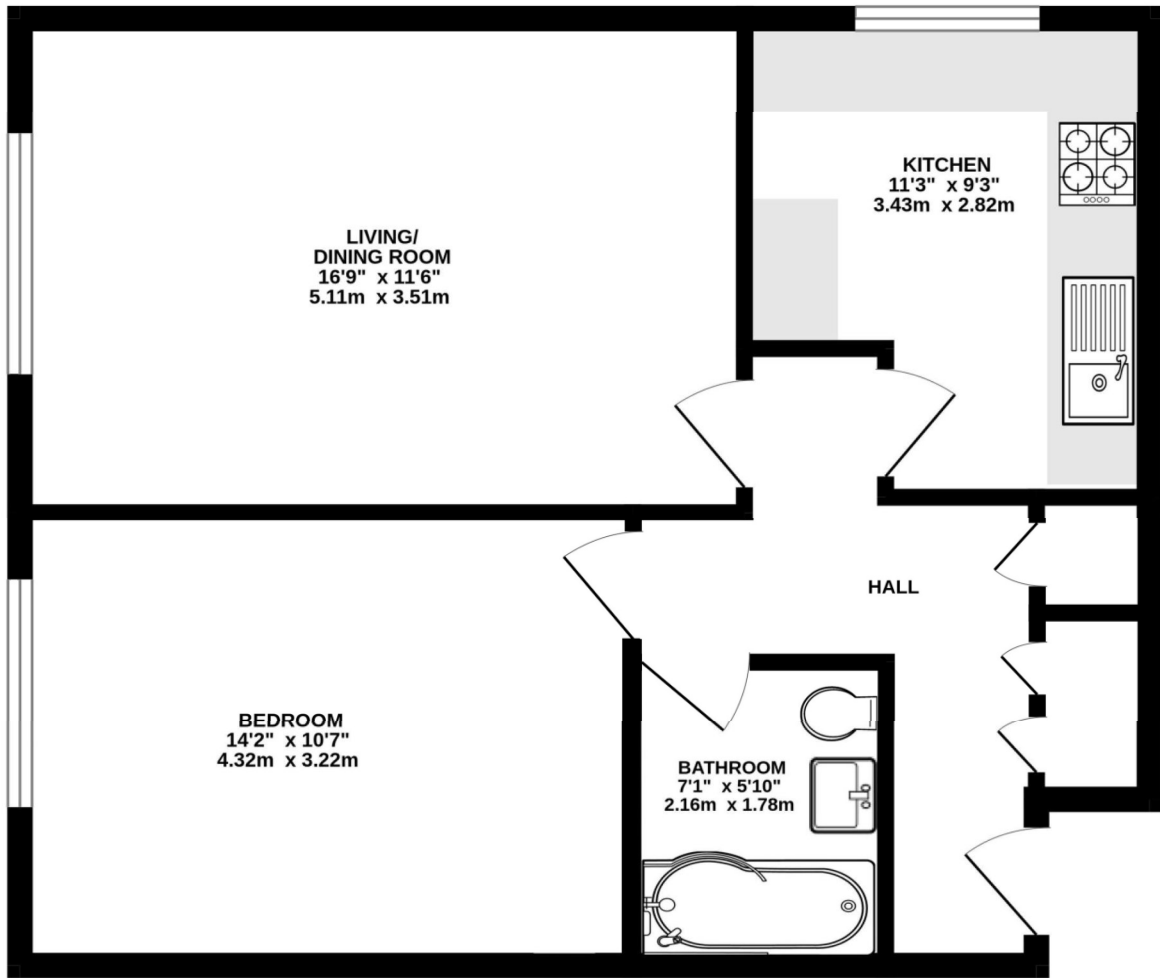
Living/Dining Room - 16'9" x 11'6" max (5.1m x 3.5m max)

Kitchen - 11'3" x 9'3" max (3.43m x 2.82m max)

Bedroom - 14'2" x 10'7" max (4.32m x 3.23m max)

Bathroom - 7'1" x 5'10" max (2.16m x 1.78m max)

Loft Storage



SECOND FLOOR FLAT

Worcester Road, Sutton SM2 6QQ
INTERNAL FLOOR AREA (APPROX.) 570 sq ft/ 53.0 sq m

Winkworth

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		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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