

**KILLICK MEWS, EWELL ROAD, CHEAM, SUTTON, SM3**  
**£500,000 LEASEHOLD**

**A STUNNING APARTMENT SET WITHIN A HIGHLY SOUGHT AFTER DEVELOPMENT THE HEART OF CHEAM VILLAGE**

**Winkworth**

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## AT A GLANCE

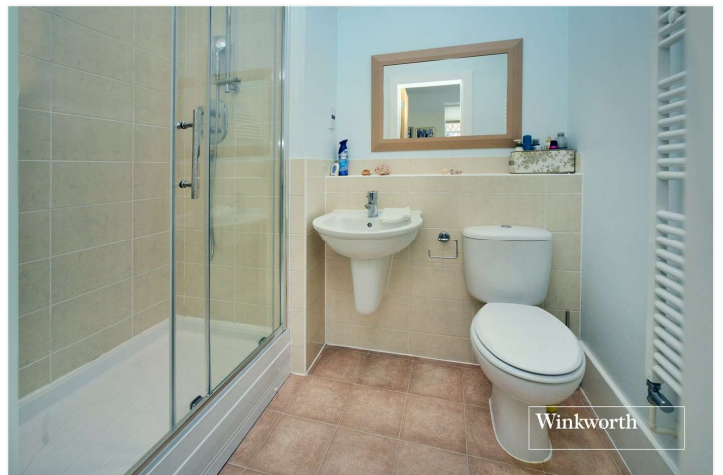
- No Onward Chain
- First Floor Apartment
- 2 Double Bedrooms
- Spacious Living Room
- Open Plan Kitchen
- Family Bathroom
- En-Suite Bathroom
- Heart of Cheam Village
- Easy Reach of Train Station
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

This stunning two bedroom, two bathroom first floor apartment is set within a prestigious gated development in the heart of Cheam Village, overlooking Cheam Park and just moments from Cheam's many shops, restaurants and amenities. Cheam mainline rail station is also close by, offering commuters a frequent service into both London Bridge and Victoria.

The showpiece of the apartment is the wonderful open plan living space complete with high vaulted and beamed ceilings. Additional features include two double bedrooms (with en-suite to the master) and family bathroom. The property also benefits from private resident's parking and external storage.

No onward chain.



## ACCOMMODATION

**Living Room** - 21'6" x 19' max (6.55m x 5.8m max)

**Open Plan Kitchen** - 12'7" x 6' max (3.84m x 1.83m max)

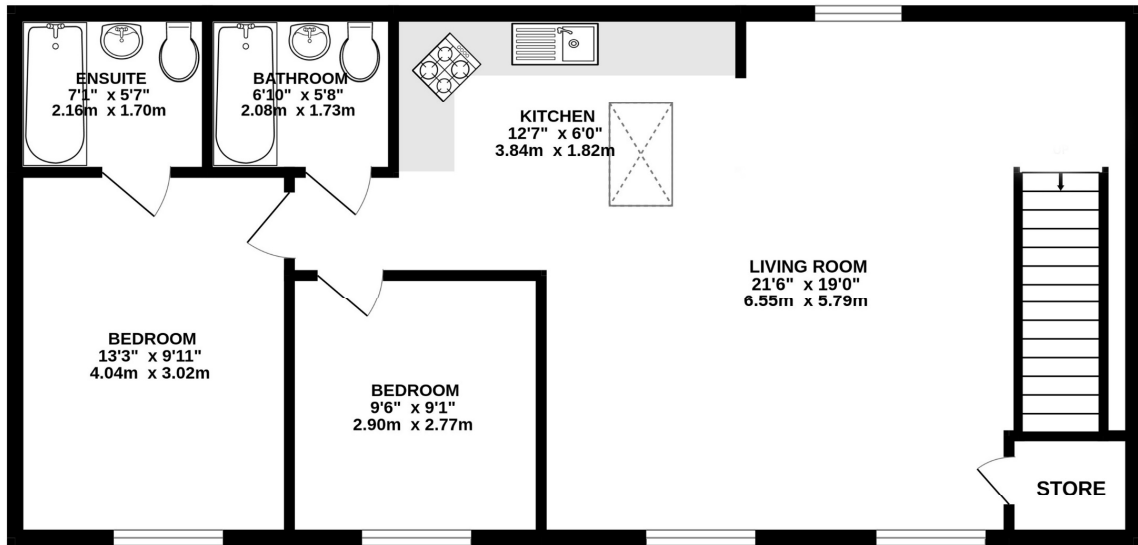
**Bedroom** - 13'3" x 9'11" max (4.04m x 3.02m max)

**En-Suite** - 7'1" x 5'7" max (2.16m x 1.7m max)

**Bedroom** - 9'6" x 9'1" max (2.9m x 2.77m max)

**Bathroom** - 6'10" x 5'8" max (2.08m x 1.73m max)





FIRST FLOOR FLAT

**Fitzhalan Court, Killick Mews, Cheam SM3 8AR**

INTERNAL FLOOR AREA (APPROX.) 770 sq ft/ 71.4sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

