

STATION APPROACH, CHEAM, SUTTON, SM2

£380,000 SHARE OF FREEHOLD

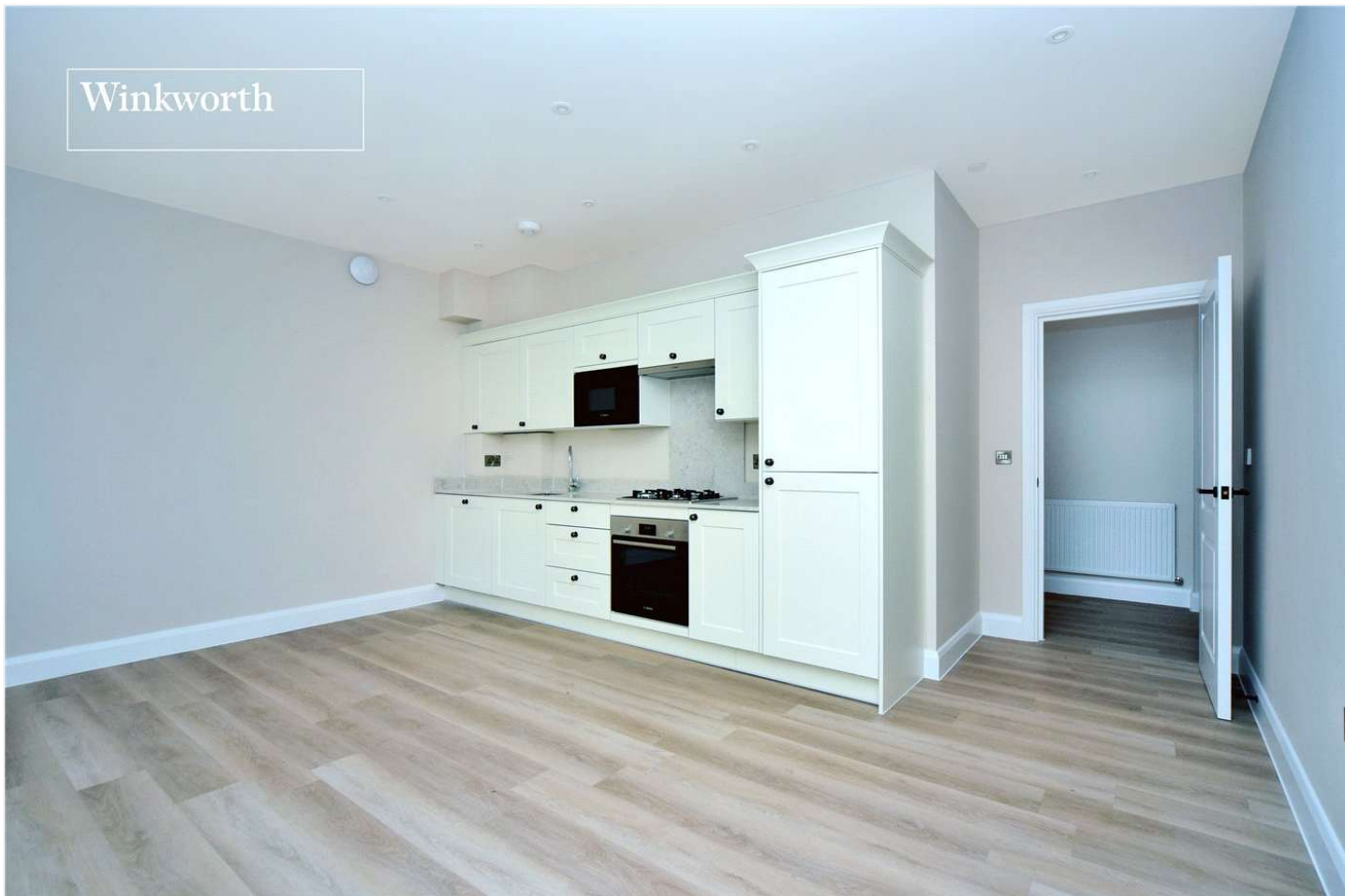
A STUNNING BRAND NEW TWO-BEDROOM, TWO-BATHROOM APARTMENT IN THE HEART OF CHEAM, OFFERING SHARE OF FREEHOLD, A 999 YEAR LEASE AND RESIDENTS PARKING

Winkworth

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See things differently



AT A GLANCE

- Brand New Apartment
- 2 Bedrooms
- Entrance Hall
- Living Room/Kitchen
- Utility Room
- En-Suite Shower/WC
- Bathroom
- Share Of Freehold
- Resident's Parking

DESCRIPTION

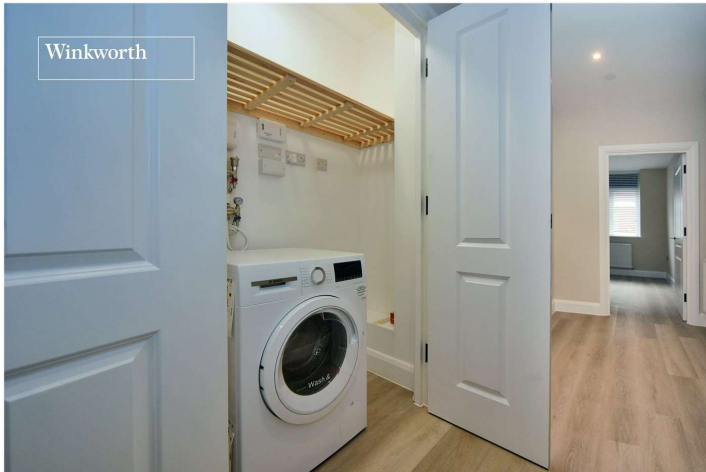
Ideally positioned just moments from Cheam mainline rail station and the historic Cheam Village, this stunning brand new two-bedroom, two bathroom apartment offers exceptional convenience with easy access to local bars, restaurants, shops, and amenities.

The apartment has been completed to an excellent standard throughout, featuring a stylish shaker-style kitchen with quartz worktops and premium Bosch appliances. A luxury, contemporary shower room further enhances the high-quality feel of the home, as does the stylish en-suite shower and WC.

Additional benefits include Share of Freehold, a 999-year lease, allocated residents' parking, and a 10-year structural warranty—providing peace of mind and long-term value.

Ground rent is nil.

Projected service charge is approximately £1200 per annum but could be subject to change, please therefore verify with your conveyancer.



ACCOMMODATION

Entrance Hall

Living Room/Kitchen - 16'5" x 16'5" max (5m x 5m max)

Utility Room

Bedroom - 16'5" x 9' max (5m x 2.74m max)

En-Suite Shower/WC - 7' x 5' max (2.13m x 1.52m max)

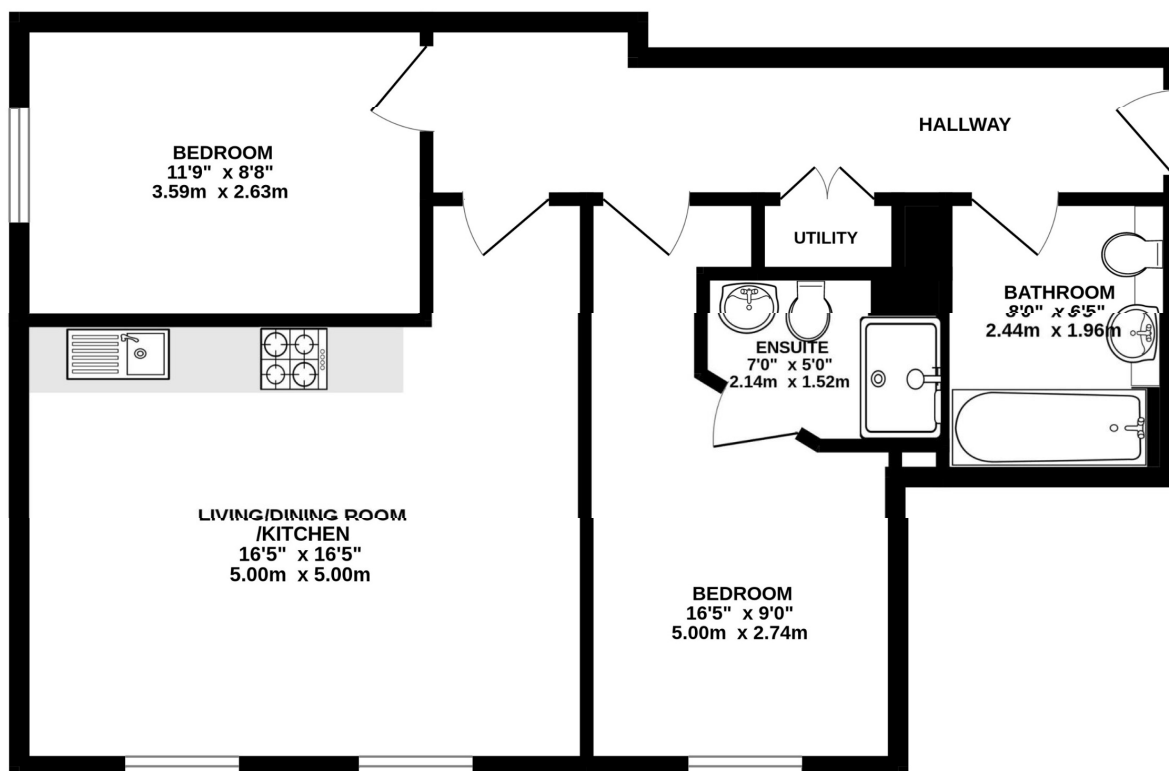
Bedroom - 11'9" x 8'8" max (3.58m x 2.64m max)

Bathroom - 8' x 6'5" max (2.44m x 1.96m max)

Share of Freehold

Resident's Parking

Brand New Apartment



GROUND FLOOR FLAT

Station Approach, Cheam SM2 7AN
INTERNAL FLOOR AREA (APPROX.) 640 sq ft/ 59.5 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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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