

**CHRISTCHURCH PARK, SUTTON, SM2**

**£595,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY REFURBISHED, THREE DOUBLE BEDROOM  
APARTMENT IN A PRIME SUTTON LOCATION**

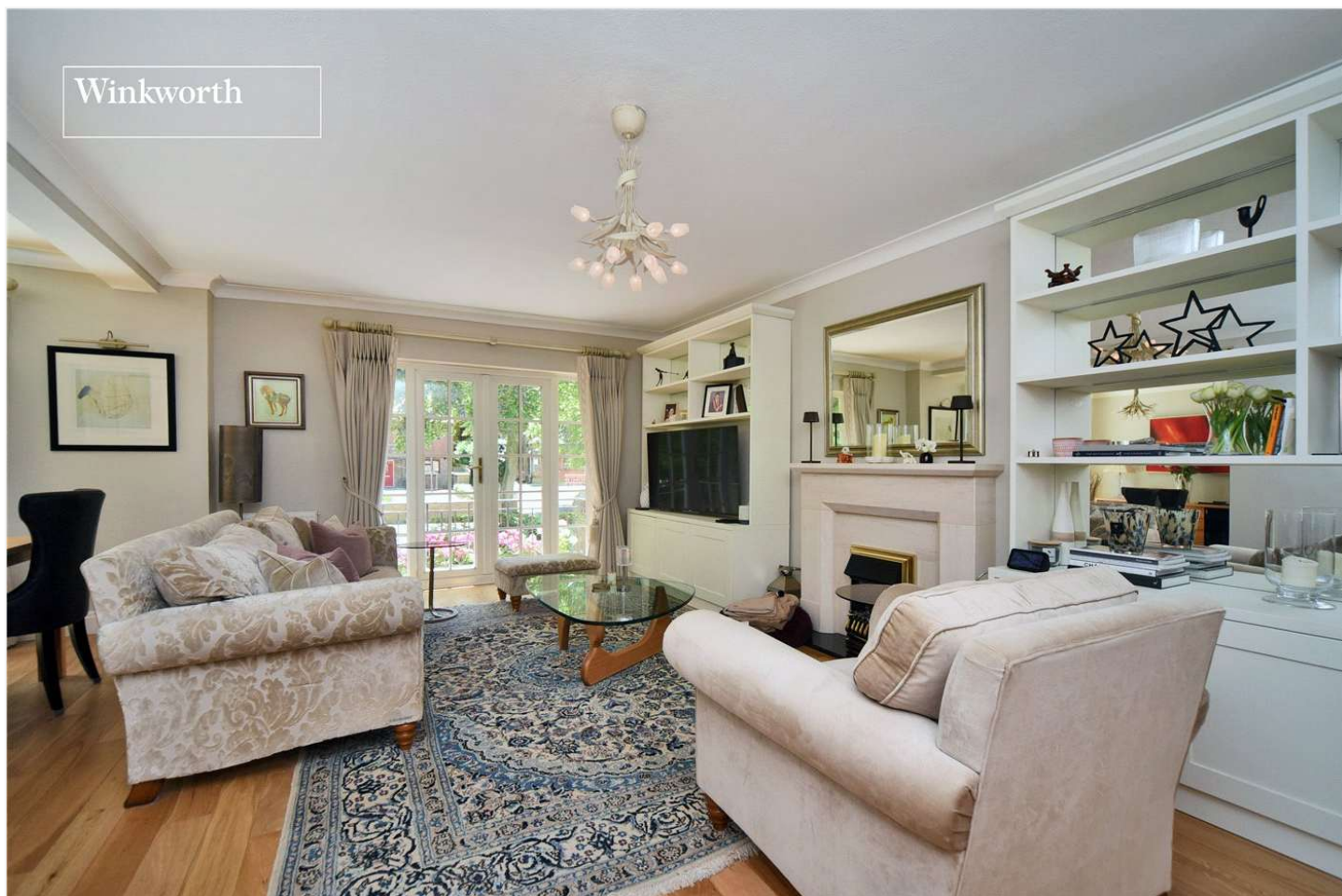
**Winkworth**

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## AT A GLANCE

- Three Bedrooms
- Spacious Living/Dining Room
- Balcony from Living Area
- Modern Fitted Kitchen
- Family Bathroom
- Additional Separate WC
- Residents Parking Space
- Garage en-bloc
- EV Car Charging Facilities
- Well-Regarded Local Schools
- Local Trains into Central London
- Sutton Station with Thameslink

## DESCRIPTION

An exceptional, three double bedroom, first floor apartment set in a sought after, tree-lined road just half a mile from Sutton train station. The property has undergone full refurbishment and offers stylish, spacious living in one of Sutton's most desirable residential areas.

The accommodation includes a spacious reception room with separate zones for seating and dining plus doors opening onto a balcony, a beautiful high spec. kitchen with integrated appliances, three double bedrooms, a luxury family bathroom and an additional separate WC off the hallway. The quality of fixtures and fittings throughout, including the new flooring, is superb and internal viewing is highly recommended to fully appreciate the modern, quality styling, bright airy ambiance and generous room sizes.

Externally, the communal gardens are beautifully kept and there is a garage en-bloc with a parking space in front, plus EV car charging facilities.

The local area has much to offer including train services into central London from Sutton, Cheam and Belmont and highly-regarded schools including Sutton Grammar and Nonsuch High School. Leisure opportunities include various gyms, cricket and tennis clubs and historic parkland at Nonsuch and Cheam. A wide choice of shops and restaurants are available in the attractive centre of Cheam Village, whilst Sutton itself offers a more extensive shopping experience. For travellers, the nearby A217 provides easy links to the M25, Gatwick airport and the south coast.

In summary an ideal home for families, couples and commuters alike – a must view!





## ACCOMMODATION

**Entrance Hall**

**Living Room with Balcony - 19'8" x 13'1" max (6m x 4m max)**

**Dining Room - 11' x 9'11" max (3.35m x 3.02m max)**

**Kitchen - 10'8" x 9'10" max (3.25m x 3m max)**

**Bedroom - 15'9" x 12' max (4.8m x 3.66m max)**

**Bedroom - 11'11" x 11' max (3.63m x 3.35m max)**

**Bedroom/Study - 15'9" x 7'8" max (4.8m x 2.34m max)**

**Family Bathroom - 8'7" x 5'10" max (2.62m x 1.78m max)**

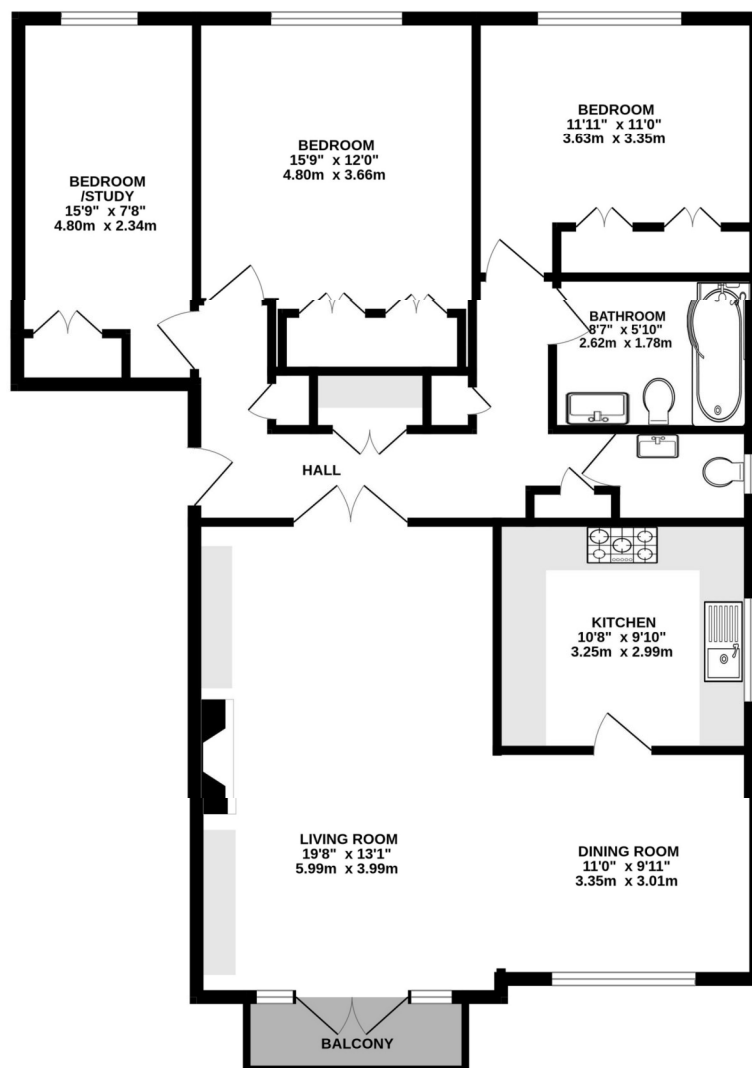
**Additional Separate WC**

**Residents Parking Space**

**Garage en-bloc**

## Denvegan House, Christchurch Park, Sutton SM2 5UA

INTERNAL FLOOR AREA (APPROX.) 1125 sq ft/ 104.5 sq m



FIRST FLOOR FLAT

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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.

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