



UPPER MULGRAVE ROAD, SUTTON, SURREY, SM2
£1,650 PER MONTH

**A SPACIOUS SPLIT LEVEL MAISONETTE JUST A
 STONE'S THROW FROM CHEAM VILLAGE SHOPS AND
 MAINLINE STATION**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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

Winkworth

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AT A GLANCE

- Split Level
- 2 Double Bedrooms
- 2 Large Receptions
- Spacious Kitchen
- Bathroom with WC
- Separate WC
- Council Tax Band C
- EPC Rating E

DESCRIPTION

A spacious well presented two bedroom maisonette arranged over two floors and benefitting from a central Cheam location just moments from Cheam Village with it's numerous shops, restaurants and mainline railway services.

The property is also ideally located for a number of well regarded local schools.

Accommodation comprises an entrance hall leading through to a large front aspect sitting room/possible third bedroom, a separate dining/family room and a spacious modern fitted kitchen.

To the top floor are two large double bedrooms, one of which opens onto a study/dressing room/nursery.

In addition, there is a modern fitted bathroom with WC and a further separate WC on the first floor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		