



**CHEAM ROAD, SUTTON, SM1**  
**£285,000 SHARE OF FREEHOLD**

**A SPACIOUS ONE BEDROOM APARTMENT FEATURING  
 ALLOCATED PARKING AND SPACIOUS ROOM SIZES  
 SITUATED CLOSE TO WEST SUTTON TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- Own Private Entrance
- Share of Freehold
- No Onward Chain
- Basement Apartment
- Spacious Living Room
- Kitchen-Breakfast Room
- Potential to Convert Further Space STPP
- Well-Kept Shared Gardens
- Communal Storage Shed
- Resident's Allocated Parking Space

## DESCRIPTION

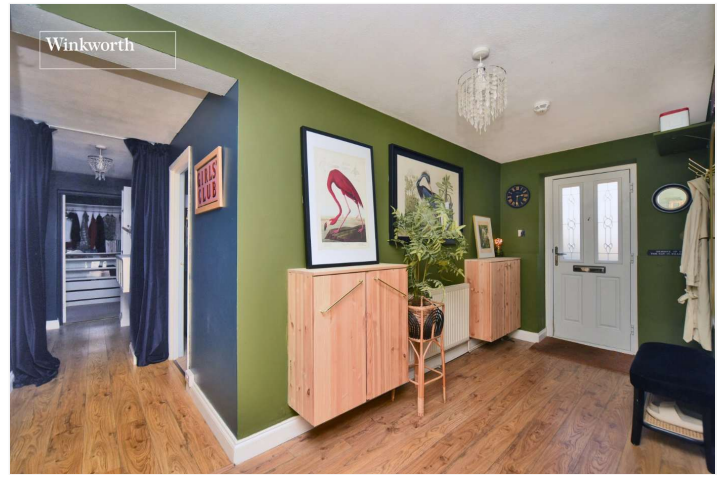
Ideal for first time buyers, investors and downsizers, a viewing is highly recommended to appreciate this superb one bedroom apartment, decorated and refurbished throughout to a stylish standard, offering allocated residents' parking and the benefit of being share of freehold.

The property is located within easy reach of Sutton town centre and Cheam Village, both of which provide an array of shops, restaurants, supermarkets, cafes and bus routes towards surrounding areas including Kingston, Epsom, Morden and Heathrow. Commuters will have the choice of three train stations close by including West Sutton, Sutton and Cheam, all of which provide fast and frequent services to Central London.

The accommodation comprises a vast entrance hall with plenty of space for storage, a spacious kitchen/breakfast room, a living room with built in storage and work from home unit, a bedroom and a contemporary bathroom. The property also offers potential to create another room (subject to the usual consents) which the current owners use as a storage area.

Other benefits include your own private entrance, an allocated resident's parking space, a communal external storage shed and well-kept shared gardens.





## ACCOMMODATION

### Entrance Hall

Living Room - 13'8" x 10'10" max (4.17m x 3.3m max)

Kitchen - 11'6" x 8'10" max (3.5m x 2.7m max)

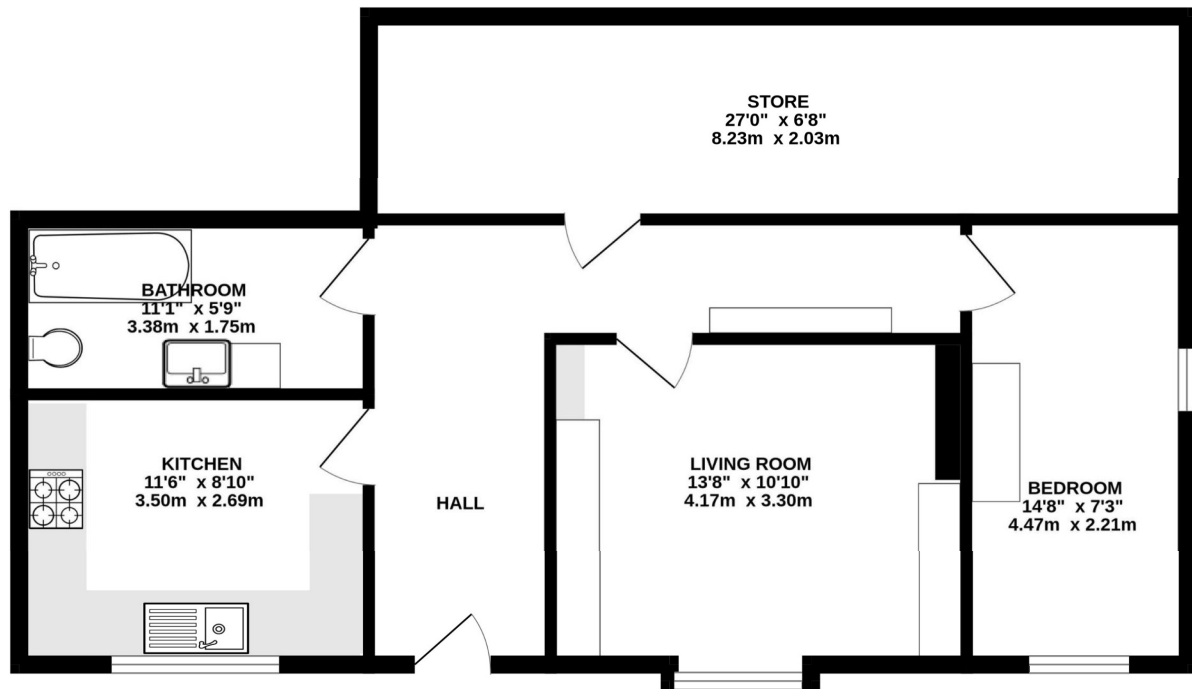
Bedroom - 14'8" x 7'3" max (4.47m x 2.2m max)

Bathroom - 11'1" x 5'9" max (3.38m x 1.75m max)

Store - 27' x 6'8" max (8.23m x 2.03m max)



**Cheam Road, Sutton SM1 2SU**  
INTERNAL FLOOR AREA (APPROX.) 753 sq ft/ 70.0 sq m  
Including extended Store area



LOWER GROUND 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.

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	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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