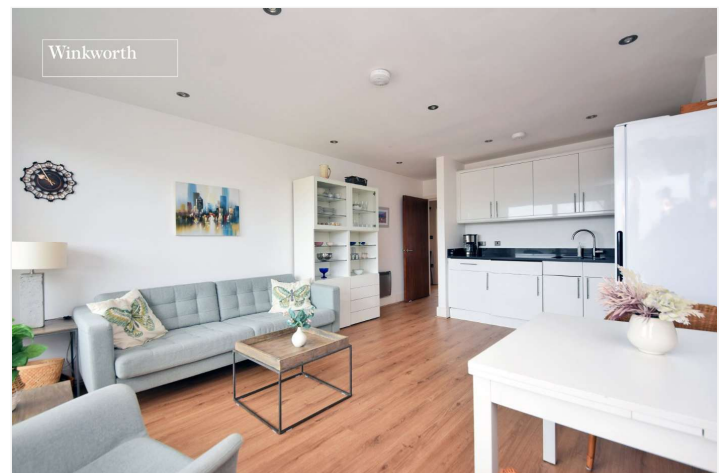
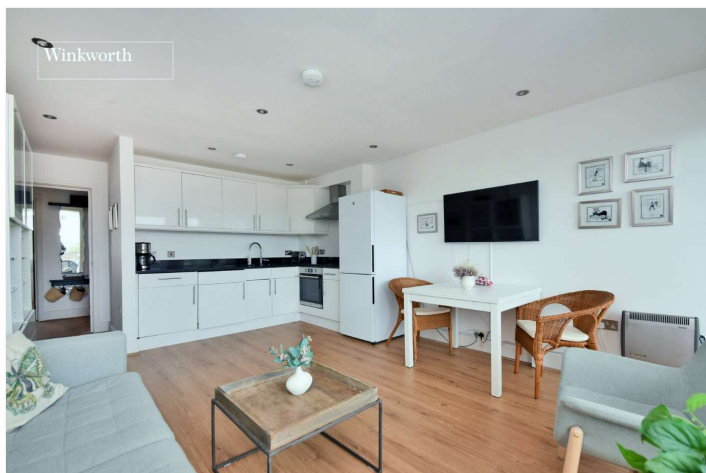




PARK ROAD, CHEAM, SUTTON, SM3
£300,000 LEASEHOLD

A WELL-PRESENTED APARTMENT FEATURING A PRIVATE BALCONY, ALLOCATED PARKING, LIFT ACCESS, AND AN EXCELLENT CENTRAL CHEAM VILLAGE LOCATION

Winkworth

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winkworth.co.uk

See things differently



AT A GLANCE

- Heart of Cheam Village
- Second Floor Flat
- Open Plan Living/Dining Room/Kitchen
- Large Private Balcony
- Two Good Sized Bedrooms
- En-Suite Shower Room/WC
- Family Bathroom
- Fitted Wardrobes
- Allocated Parking Space
- Close to Village Centre & Train Station

DESCRIPTION

A well-presented two double bedroom second floor apartment with a private balcony, allocated parking, and lift access, ideally situated in a quiet location in the heart of Cheam Village.

Cheam Village offers an excellent selection of shops, cafés, bars and restaurants, along with the open green spaces of Cheam Park and Nonsuch Park. Cheam railway station is within easy reach, providing direct services into Central London, while several bus routes offer convenient connections to Kingston, Morden and Sutton. The property is also well positioned for a number of highly regarded schools, including St Dunstan's Cheam CofE Primary School, Cuddington Croft Primary School and the sought-after Nonsuch High School for Girls.

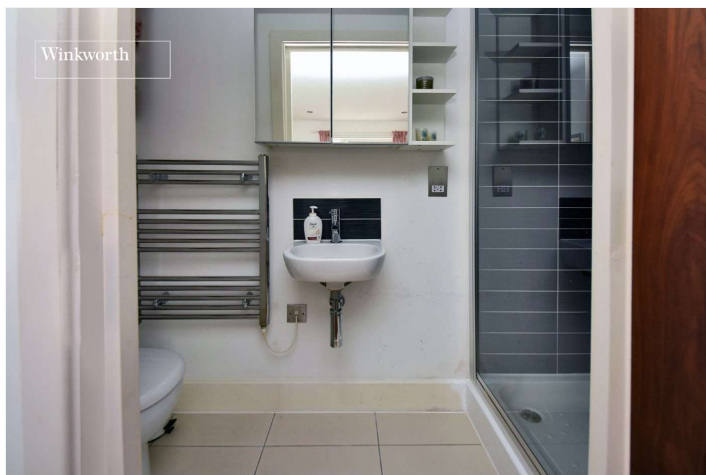
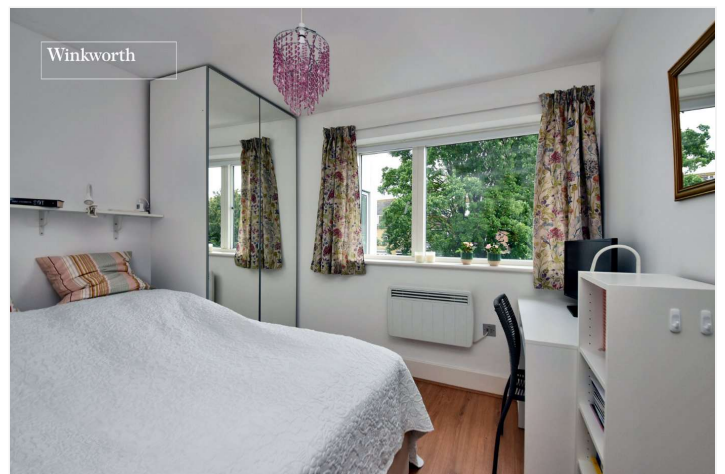
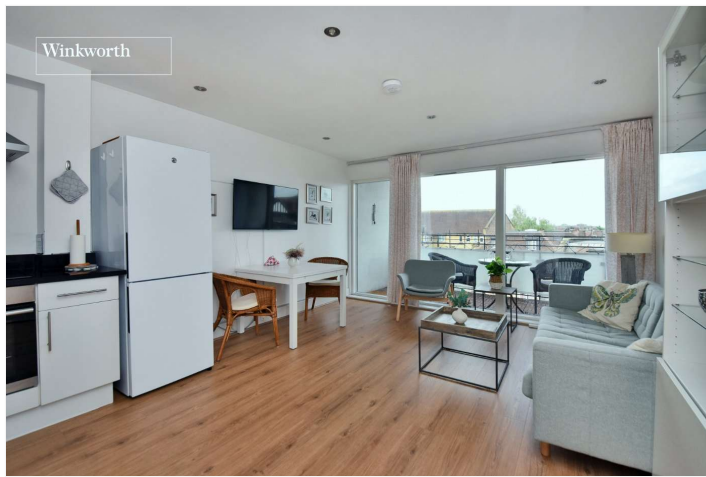
The accommodation comprises a welcoming entrance hall with a useful storage cupboard, a bright and spacious open-plan kitchen/living/dining room with doors opening onto the private balcony, two generous double bedrooms both featuring fitted wardrobes, an en-suite shower room and a modern family bathroom.

Further benefits include lift access, a secure entry phone system, double glazing and allocated parking.

Lease and related information:

The vendor has provided the following information:

- A 125-year lease was granted in 2008, with approximately 106 years remaining.
- Ground rent is approximately £375 per annum.
- Service and maintenance charges are approx. £2800 per annum.
- All lease and related information should be verified by your conveyancer or solicitor.



ACCOMMODATION

Entrance Hall

Living/Dining Room/Kitchen - 19'8" x 12'9" max (6m x 3.89m max)

Balcony

Bedroom - 12'8" x 11' max (3.86m x 3.35m max)

En-Suite Shower/WC

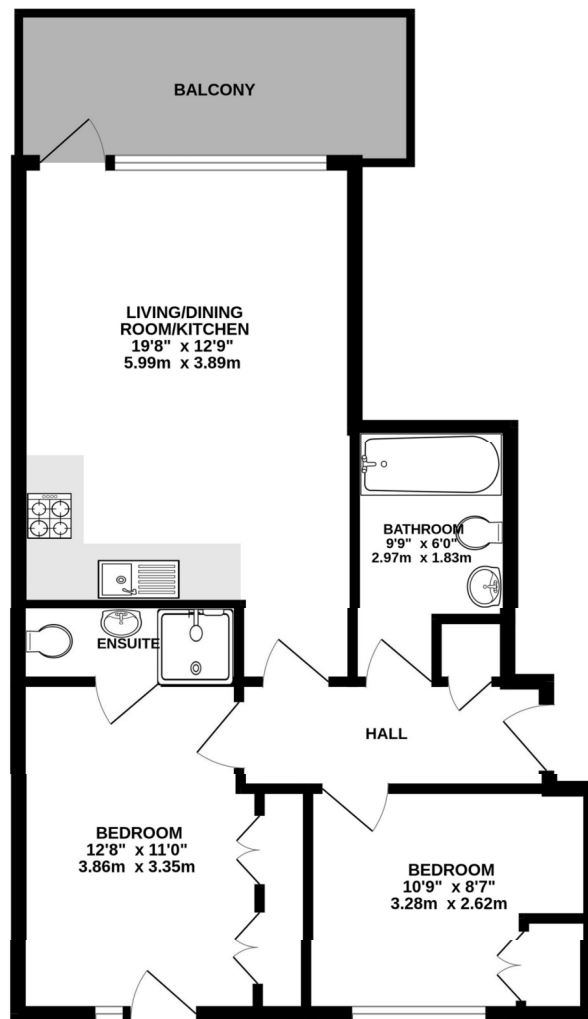
Bedroom - 10'9" x 8'7" max (3.28m x 2.62m max)

Bathroom - 9'9" x 6' max (2.97m x 1.83m max)

Garage

Allocated Parking Space

Village Court, Park Road, Cheam SM3 8PY
INTERNAL FLOOR AREA (APPROX.) 592 sq ft/ 55.0 sq m



SECOND FLOOR FLAT

Winkworth

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.
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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		82 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

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