



**WHYTE MEWS, ANNE BOLEYN'S WALK, CHEAM, SUTTON, SM3
OFFERS OVER £550,000 LEASEHOLD**

**A SUPERB TWO BEDROOM GROUND FLOOR
APARTMENT SET IN THE HEART OF CHEAM VILLAGE**

Winkworth

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See things differently



AT A GLANCE

- No Onward Chain
- Ground Floor
- Two Bedrooms
- Spacious Living/Dining Room
- Modern Fitted Kitchen
- Bathroom
- En-Suite Shower/WC
- Allocated Parking Space
- Visitor Parking
- Heart of Cheam Village
- Close to Cheam and Nonsuch Parks
- Easy Reach of Nonsuch High School for Girls

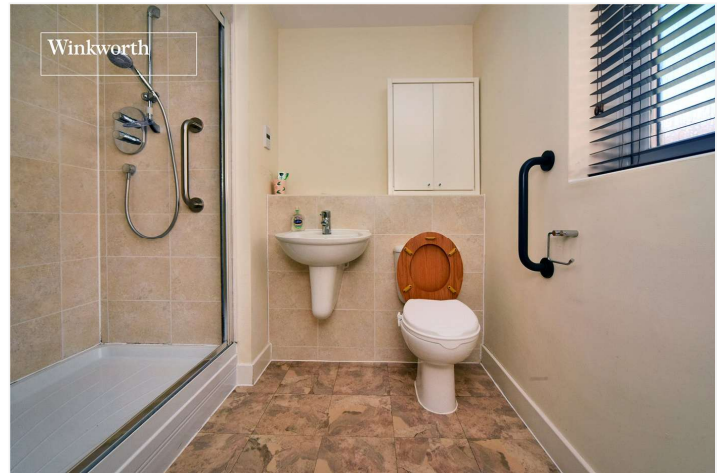
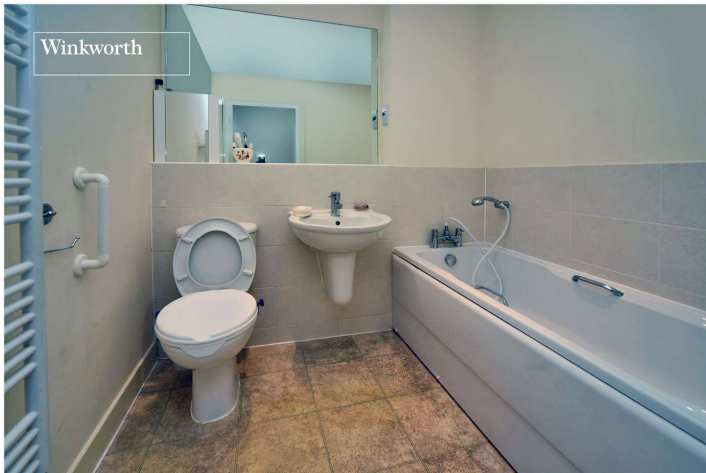
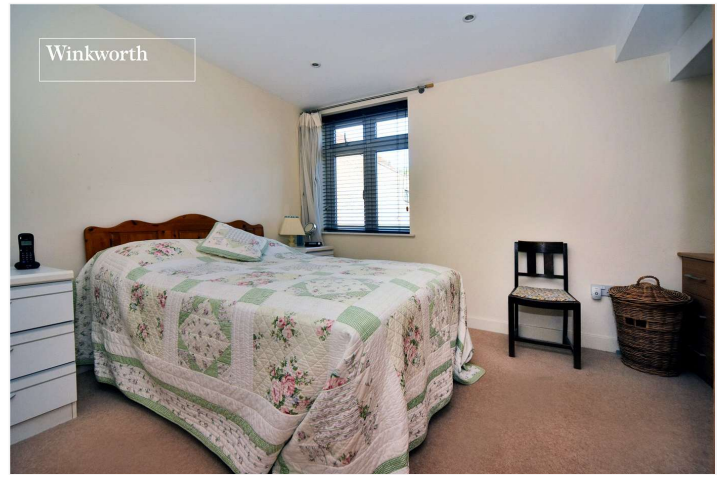
DESCRIPTION

A two bedroom ground floor apartment featuring a spacious living/dining room, two bathrooms, no onward chain and a superb location in the heart of Cheam Village just off Anne Boleyn's Walk.

The accommodation comprises a dual aspect reception room with doors opening onto the communal gardens, a well-proportioned fitted kitchen with plenty of cupboard and work space, two good sized bedrooms, an en-suite shower room with WC and a main bathroom. Externally, the property benefits from an allocated parking space plus visitor permit parking.

The location will be a huge draw for many viewers including those downsizing from larger homes, commuters requiring easy access into central London and families seeking good education facilities. Downsizers will have the advantage of being just a few minutes' walk from the village centre, commuters have Cheam Village train station just under half a mile away offering services into London Bridge and Victoria, whilst families have the choice of several well-regarded schools including St Dunstan's and Nonsuch High School, nearby parkland with playground, tennis courts and cafes and the town centre providing a wide choice of shops and restaurants.

The vendor has confirmed that the lease has approx. 107 years left to run, the ground rent is £275 per annum and the service charge is £3,356 per annum paid quarterly at £839.12. Please verify this information with your conveyancer.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 20'6" x 16'8" max (6.25m x 5.08m max)

Kitchen - 10'4" x 8' (3.15m x 2.44m)

Bedroom - 13'7" x 13' (4.14m x 3.96m)

En-Suite Shower - 8' x 7'6" max (2.44m x 2.29m max)

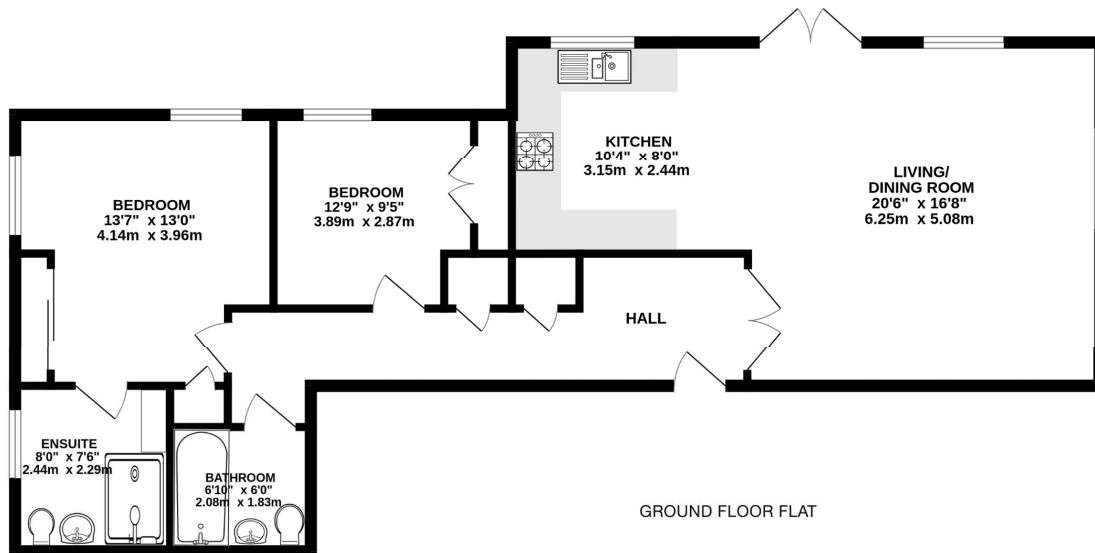
Bedroom - 12'9" x 9'5" max (3.89m x 2.87m max)

Bathroom - 6'10" x 6' max (2.08m x 1.83m max)

Allocated Parking Space

Visitor Parking Space





Stevenson House, Whyte Mews, Cheam SM3 8DR
INTERNAL FLOOR AREA (APPROX.) 915 sq ft/ 85.0sq m



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	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

