



**EWELL ROAD, CHEAM, SUTTON, SM3**  
**£375,000 LEASEHOLD**

**A SUPERB TWO DOUBLE BEDROOM APARTMENT  
WITH PRIVATE TERRACE AND ALLOCATED PARKING  
LOCATED IN THE HEART OF CHEAM VILLAGE**

**Winkworth**

Cheam Office | 020 8770 7766 | [cheam@winkworth.co.uk](mailto:cheam@winkworth.co.uk)

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## AT A GLANCE

- No Onward Chain
- 2 Bedrooms
- Entrance Hall
- Living/Dining Room
- Large Terrace
- Kitchen
- Bathroom
- Residents Allocated Parking
- Walking Distance of Village
- Close to Train Station
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

A superb two double bedroom apartment with private terrace and allocated parking, ideally located in the heart of Cheam Village with its many shops, bars, restaurants and parks. Commuters and professionals requiring quick and easy access into Central London have the choice of Cheam train station and several bus routes to surrounding areas including Kingston, Morden, and Sutton. Numerous well-regarded schools are close by including St Dunstan's Cheam CofE Primary School, Cuddington Croft Primary School and the sought after Nonsuch High School for Girls.

Accommodation comprises entrance hall with storage cupboard, two double bedrooms; both with fitted wardrobes, a well-proportioned open-plan kitchen/living/dining room with bi-folding doors opening onto the large terrace and a family bathroom.

Externally, the terrace is exceptional and provides the ideal space for socialising, dining, and relaxation. Other features include allocated resident's parking and a secure entry phone system.

Lease and related information:

The vendor has provided the following information:

- A 999 year lease was granted in 2006, meaning it has approximately 982 years remaining.
- The ground rent is approximately £200 per annum.
- The service and maintenance costs are currently awaited.
- These points should all be checked and verified by your conveyancer/solicitor.



## ACCOMMODATION

**Terrace** - 19' x 19' max (5.8m x 5.8m max)

**Entrance Hall**

**Living/Dining Room** - 14'4" x 11'10" max (4.37m x 3.6m max)

**Kitchen** - 11'10" x 6'2" max (3.6m x 1.88m max)

**Bedroom** - 17'3" x 10'4" max (5.26m x 3.15m max)

**Bedroom** - 17'3" x 9'10" max (5.26m x 3m max)

**Bathroom** - 7'5" x 5'8" max (2.26m x 1.73m max)

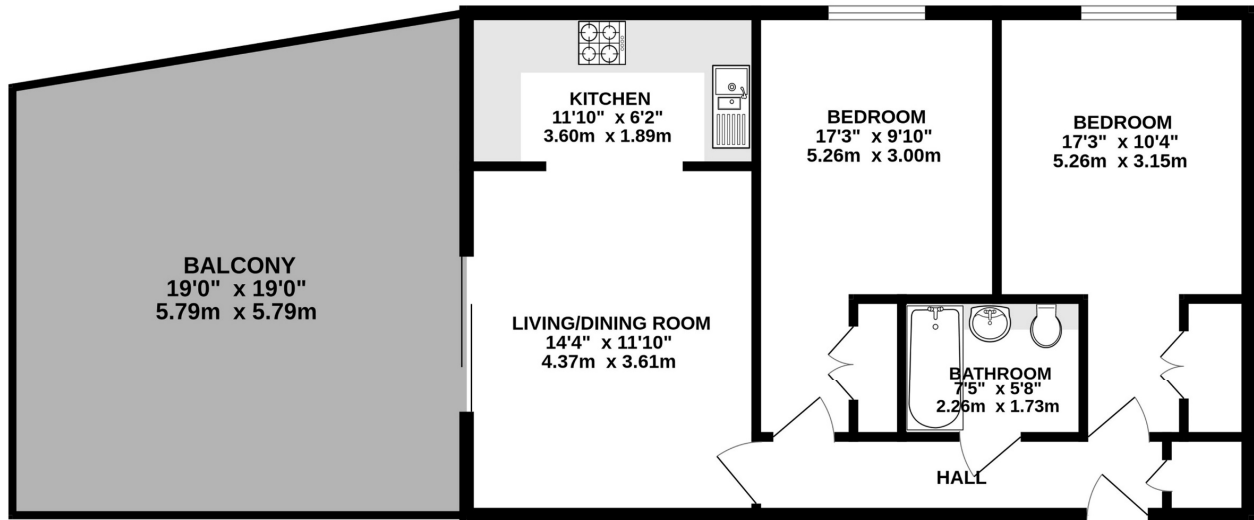
**Residents Parking**



Ewell Road, Cheam SM3 8AP

INTERNAL FLOOR AREA (APPROX.) 655 sq ft/ 60.9 sq m

Not including Balcony



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 © 2023.

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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 76                      | 76        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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