

PARK LANE, CHEAM, SUTTON, SM3
£775,000 SHARE OF FREEHOLD

**A RARE OPPORTUNITY IN THE HEART OF CHEAM VILLAGE –
A STUNNING FIRST FLOOR, THREE BEDROOM APARTMENT
WITH BALCONY OFFERING VIEWS OVER CHEAM PARK**

Winkworth

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See things differently



AT A GLANCE

- No Chain - Share of Freehold
- Views over Cheam Park
- Three Double Bedrooms
- Living/Dining Room with Balcony
- Family Bathroom
- En-Suite Bathroom
- Double Garage
- Secluded Location in Heart of Village
- Walking Distance to Cheam Station
- Easy Reach of Nonsuch High School

DESCRIPTION

A Rare Opportunity in the Heart of Cheam Village – Stunning First Floor Apartment Overlooking Cheam Park.

Welcome to West Dene, an exclusive and rarely available development of just six spacious apartments, perfectly positioned at the corner of Park Lane and Cheam Park Way. Situated in one of Cheam Village's most sought-after locations, this elegant first-floor apartment enjoys wonderful views over the picturesque Cheam Park and is just a short stroll from the village's charming array of shops, cafés, restaurants, and excellent transport links, including Cheam mainline station.

The apartment itself offers exceptional living space, featuring three generously sized double bedrooms, two bathrooms, and a beautifully bright and expansive living/dining room that opens onto a large private balcony – the ideal spot to relax and enjoy those park views.

Additional benefits include a double garage with off-street parking directly in front, offering both convenience and security.

Families will appreciate the proximity to several highly regarded schools, including Nonsuch High School for Girls and St Dunstan's C of E Primary School.

Offered to the market with no onward chain, this is a rare chance to secure a superb home in one of Cheam's most desirable locations.



ACCOMMODATION

Entrance Hall

Kitchen - 10'5" x 8' max (3.18m x 2.44m max)

Living/Dining Room - 24' x 17'2" max (7.32m x 5.23m max)

Balcony

Bedroom - 18' x 15'3" max (5.49m x 4.65m max)

Bedroom - 14'8" x 11' max (4.47m x 3.35m max)

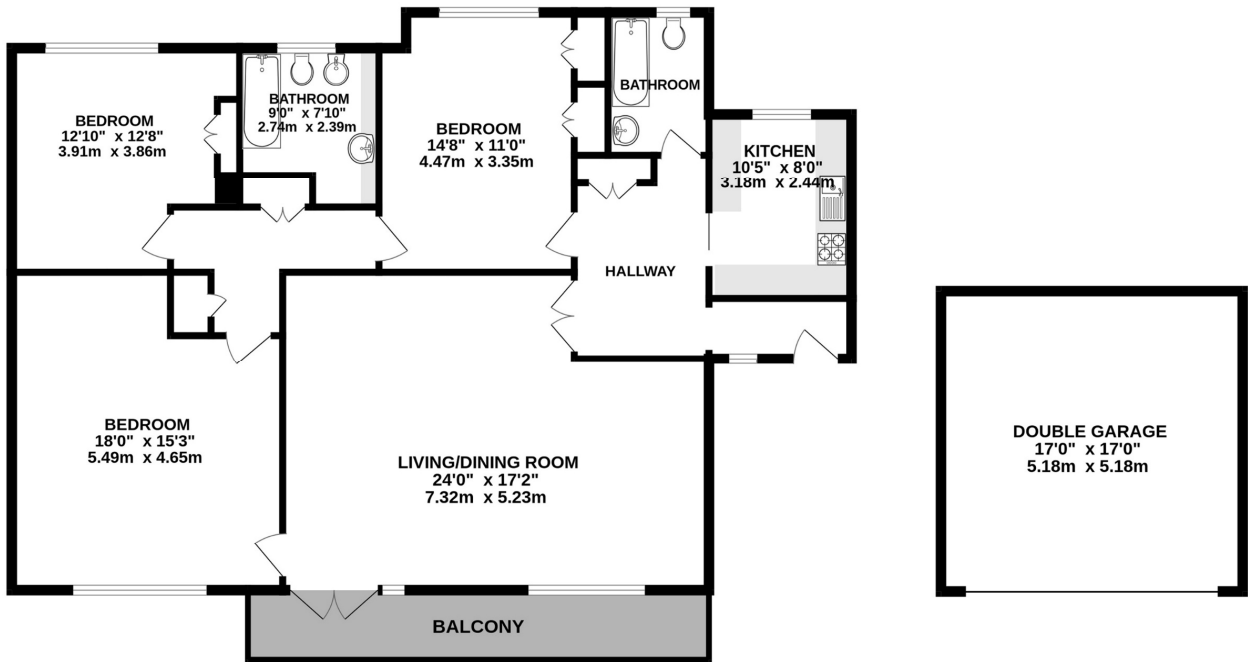
Bedroom - 12'10" x 12'8" max (3.9m x 3.86m max)

En-Suite Bathroom - 9' x 7'10" max (2.74m x 2.4m max)

Family Bathroom

Double Garage - 17' x 17' max (5.18m x 5.18m max)

Park Lane, Cheam SM3 8BW
 INTERNAL FLOOR AREA (APPROX.) 1350 sq ft/ 125.42 sq m
 Excluding Double Garage



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 © 2024.

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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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