



CHELSEA GARDENS, CHEAM, SUTTON, SM3

£315,000 LEASEHOLD

**A WELL PROPORTIONED TWO BEDROOM APARTMENT SET
WITHIN EASY REACH OF NUMEROUS WELL REGARDED
SCHOOLS AND TRANSPORT LINKS**

Winkworth

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See things differently



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AT A GLANCE

- Beautifully Refurbished & Presented
- 120 Year Lease
- Two Good Sized Bedrooms
- Living/Dining Room
- Modern Kitchen
- Contemporary Bathroom
- Integrated Kitchen Appliances with Recently Fitted Combi Boiler
- Shared Gardens
- Allocated Parking Space
- Easy Reach of Cheam High School
- Within Reach of Trains into London

DESCRIPTION

A beautifully presented two bedroom first floor apartment refurbished by the current owners to a contemporary style. The accommodation includes a well-proportioned living room with plenty of space for a dining table and chairs, a fitted kitchen with integrated washing machine, dishwasher and fridge/freezer and a modern fully tiled bathroom.

The property is located between North Cheam and Cheam Village both offering a wide selection of shops, restaurants and transport links. West Sutton and Sutton Common train stations are within easy reach, as are several well-regarded schools including Cheam Park Farm Primary Academy and Cheam High School.

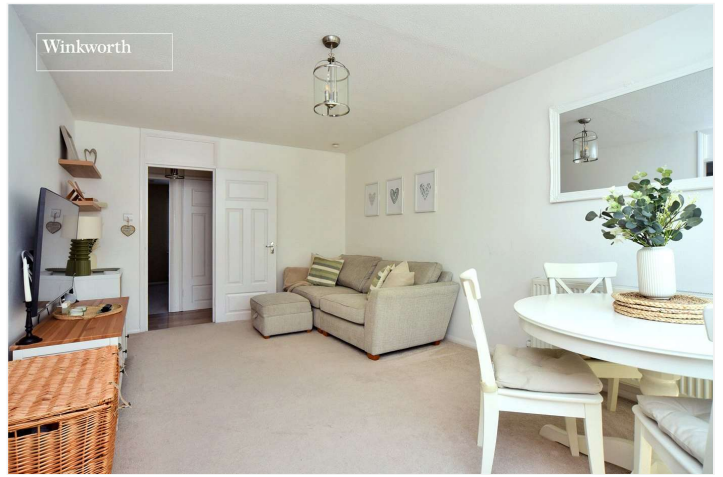
Externally, the property has the benefit of an allocated parking space, visitor parking and well-kept shared gardens.

The property has a recently extended lease with approx. 120 years left to run.

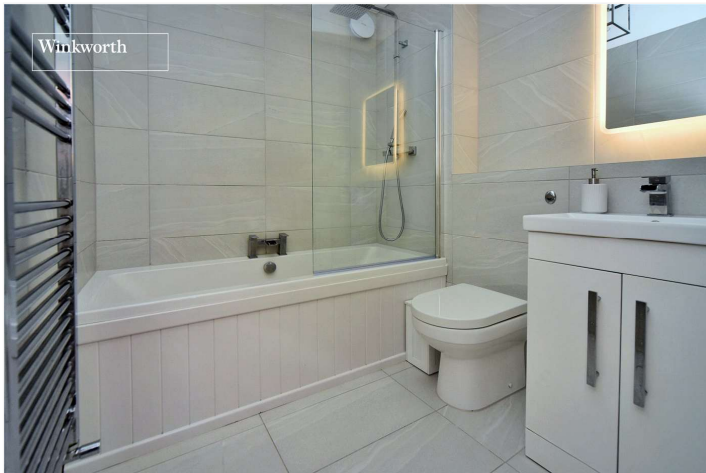
The vendor informs Winkworth that the service charge is £1,500 pa and the ground rent is £150 pa. Please verify this information with your conveyancer.



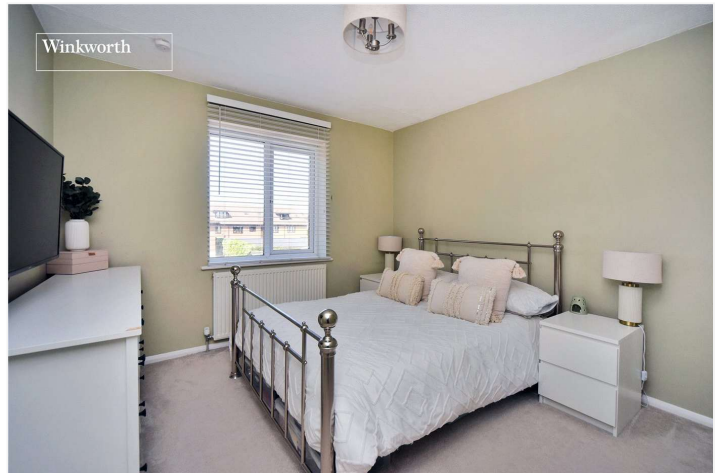
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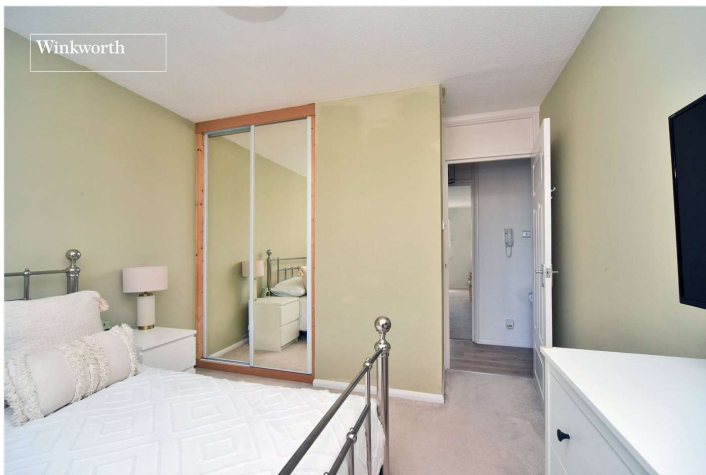
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ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'4" x 10'10" max (5.28m x 3.3m max)

Kitchen - 10'7" x 6'3" max (3.23m x 1.9m max)

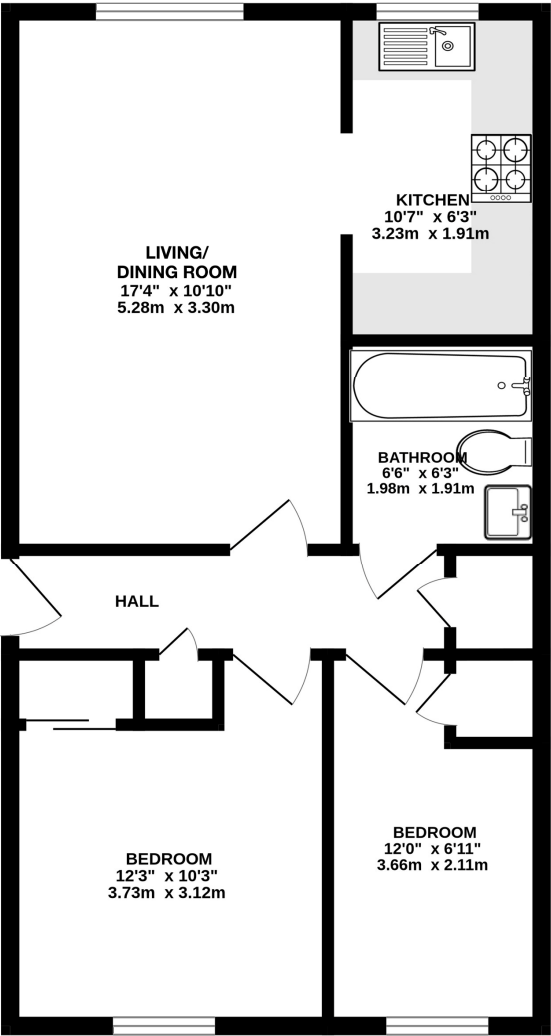
Bedroom - 12'3" x 10'3" max (3.73m x 3.12m max)

Bedroom - 12' x 6'11" max (3.66m x 2.1m max)

Family Bathroom - 6'6" x 6'3" max (1.98m x 1.9m max)

Allocated Parking Space

Chelsea Gardens, Cheam SM3 9TN
INTERNAL FLOOR AREA (APPROX.) 560 sq ft/ 52.0 sq m



FIRST FLOOR FLAT



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

