

Kennedys'

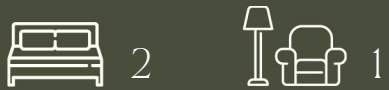
01737 817718

kennedys-ipa.co.uk
@kennedysipa

6 Field View, Howell Hill,
Sutton
SM27LQ

The development community has settled into a bit of a rhythm when it comes to constructing apartments in recent years, and whilst there is nothing wrong with the result, you can't help but feel that 95% of apartments lack the "wow factor". Well we can assure you that this 2 bedroom, 2 bathroom premium apartment built by MJH has all the wow factor you could wish for, and a bit extra for good measure.

£550,000



- Unique First Floor Apartment
- Covered balcony
- Private Allocated Parking Space
- Built in recent years by MJH
- Private gated exclusive development
- Ewell East Station appx. a 10 minute walk





PROPERTY DESCRIPTION

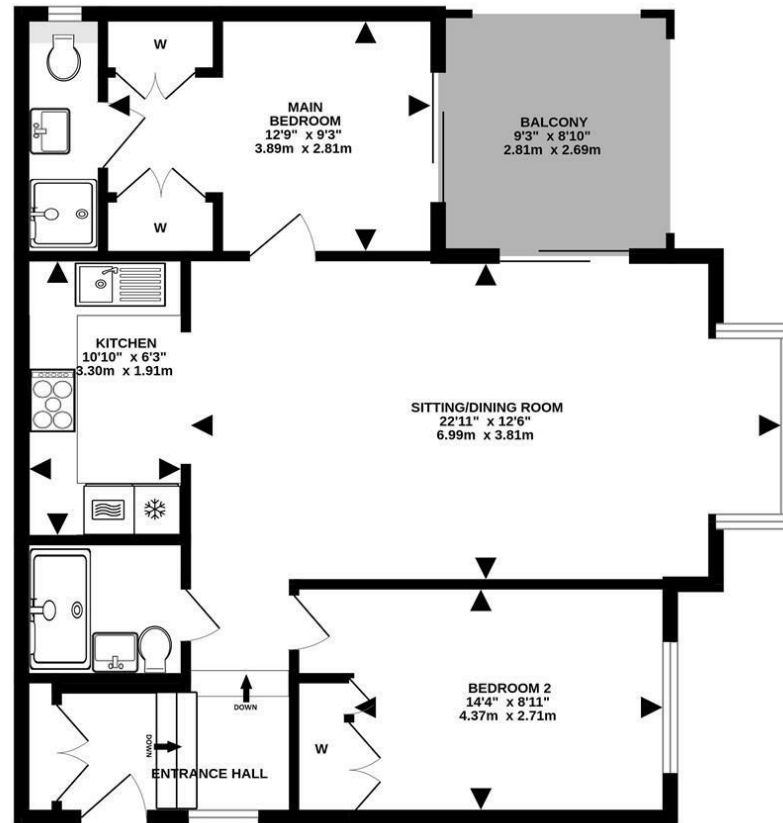
It is fairly safe to say that two bedroom flats and apartments in the Sutton and Cheam areas are ten to a dozen, and there is never a shortage of the “same old” being available, most of which are compromised in a number of ways, probably fairly old and in busy areas or complexes. So when we were invited to see this apartment by the owner, we could have been excused for thinking that we pretty much knew what we were coming to; but oh how wrong we were. Built in recent years by MJH, a renowned, local, independent builder and contractor, Field View is aptly named for reasons that will become apparent when you visit, but that is not the most striking note as you drive through the private gates of this exclusive and small development, as that is saved for the architecture of this bespoke building that has a stylish design combining modern design with a tilt towards a warehouse influence. Each of the apartments are clearly unique, and none more so than this first floor apartment, that offers a unique, light, spacious home, bursting with high end specification at every corner, including the kitchen, bathrooms, herringbone flooring, carpentry work, lighting, and of course the covered balcony that is accessed from both the main bedroom and the fabulous 22'11" long sitting/dining room. We hope that our professional photographers have accurately depicted the qualities of this home better than any wording we could write; that said, we would suggest that there is nothing that can beat seeing the apartment in real life, so we would certainly recommend a viewing in order to fully appreciate the virtues of this beautiful apartment. With concrete flooring, individual bike/garden store, electric car charging points, share of Freehold, and much more besides, these are a rare beast in their sector of the market, and we are delighted to be acting for the owner and would be delighted to show you round.

Field view has a great location within walking distance to both Cheam and East Ewell stations, that both offer regular and direct services to London Bridge and Victoria. Access to the A3 is less than 4 miles away and Ewell East station is approximately a 10 minute walk, whilst Cheam Village is 1.2 miles away and Ewell Village a mere mile. Be it schooling, shopping or just recreational activities, this is an area that has much to offer all ages.

For further information or to arrange a private viewing, please contact Peter Kennedy or a member of our Salesteam.







FIRST FLOOR
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold - Share of Freehold

EPC RATING: B

COUNCIL: Epsom & Ewell

TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT