



Derby Road  
Sutton, SM1 2BL  
Guide price £180,000



# Derby Road, Cheam, Sutton, SM1 2BL

GUIDE PRICE £180,000 - £190,000 Positioned in one of the most exclusive roads on the Cheam/Sutton border, this second floor converted studio apartment is set within a handsome period building and offered in good condition inside, having been well maintained after by the current owner. The great news is that there is also no onward chain, so ideal for you to move in as quickly as you can or even start earning an income if you are buying to let! So what about inside the property? The main studio room has enough space to not just relax in and catch up on your favorite box sets in front of the TV, but there are also options for you to entertain, with enough room for a small dining table to have guests over. The excellent accommodation continues throughout, with a bathroom that is a sanctuary of style and peace, and a separate kitchen that has a good amount of workspace to cook up a storm in. Location wise, you aren't just incredibly well located next to fantastic local amenities at hand on the High Street but also have a the choice of 3 train stations close by, proving great links into the City. So what are you waiting for? Don't delay and miss out on this little gem!



## SECOND FLOOR

Hallway

Studio Room  
18'9 x 9'7 (5.72m x 2.92m)

Bathroom  
6'2 x 6'2 (1.88m x 1.88m)

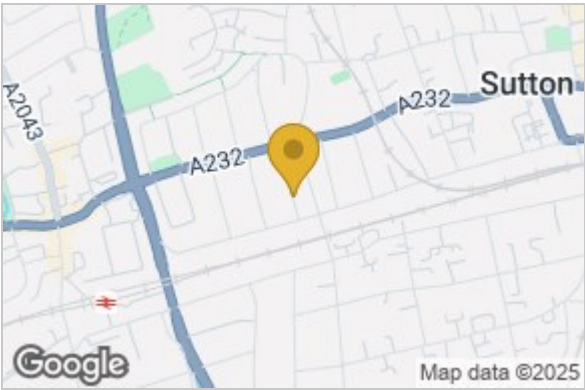
Separate Kitchen  
10'2 x 4'11 (3.10m x 1.50m)

## OUTSIDE

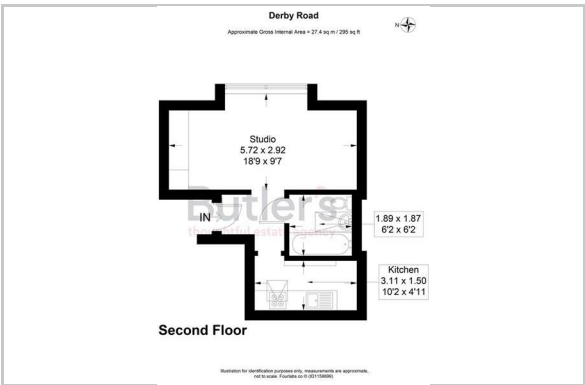
Communal Parking Area



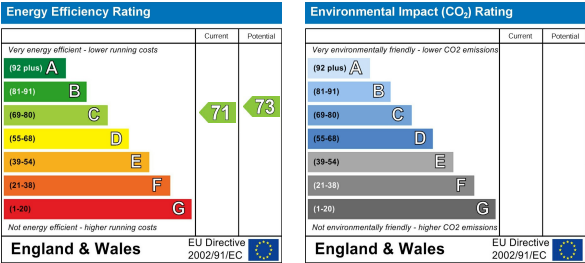
## Area Map



## Floor Plan



## Energy Efficiency Graph



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