

**FOR SALE**



**Kingswood Mansions, Sutton, SM2**

**Guide Price £310,000 Leasehold**

 **2**

 **2**

**samuel estates**  
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# Property Description

Nestled on the highly desirable and peaceful Worcester Road, this well-proportioned and charming two-bedroom apartment offers a perfect blend of comfort and convenience.

The property boasts a spacious and inviting reception room, ideal for relaxing or entertaining. The generously sized kitchen provides ample space for dining, creating the perfect setting for home-cooked meals. Both double bedrooms offer excellent proportions, with the primary bedroom benefiting from a private en-suite bathroom. A sleek and modern family bathroom completes the accommodation.

Ideally located, this home is just a short walk from both Cheam and Sutton Overground Stations (Southern & Thameslink), ensuring excellent transport links into London and beyond. The renowned Royal Marsden Hospital is nearby, along with an array of charming parks, open green spaces, shops, and restaurants, making this a fantastic location for both convenience and lifestyle.

Offered with no onward chain! Don't miss out on this wonderful opportunity to own a home in one of Sutton's most sought-after locations!

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



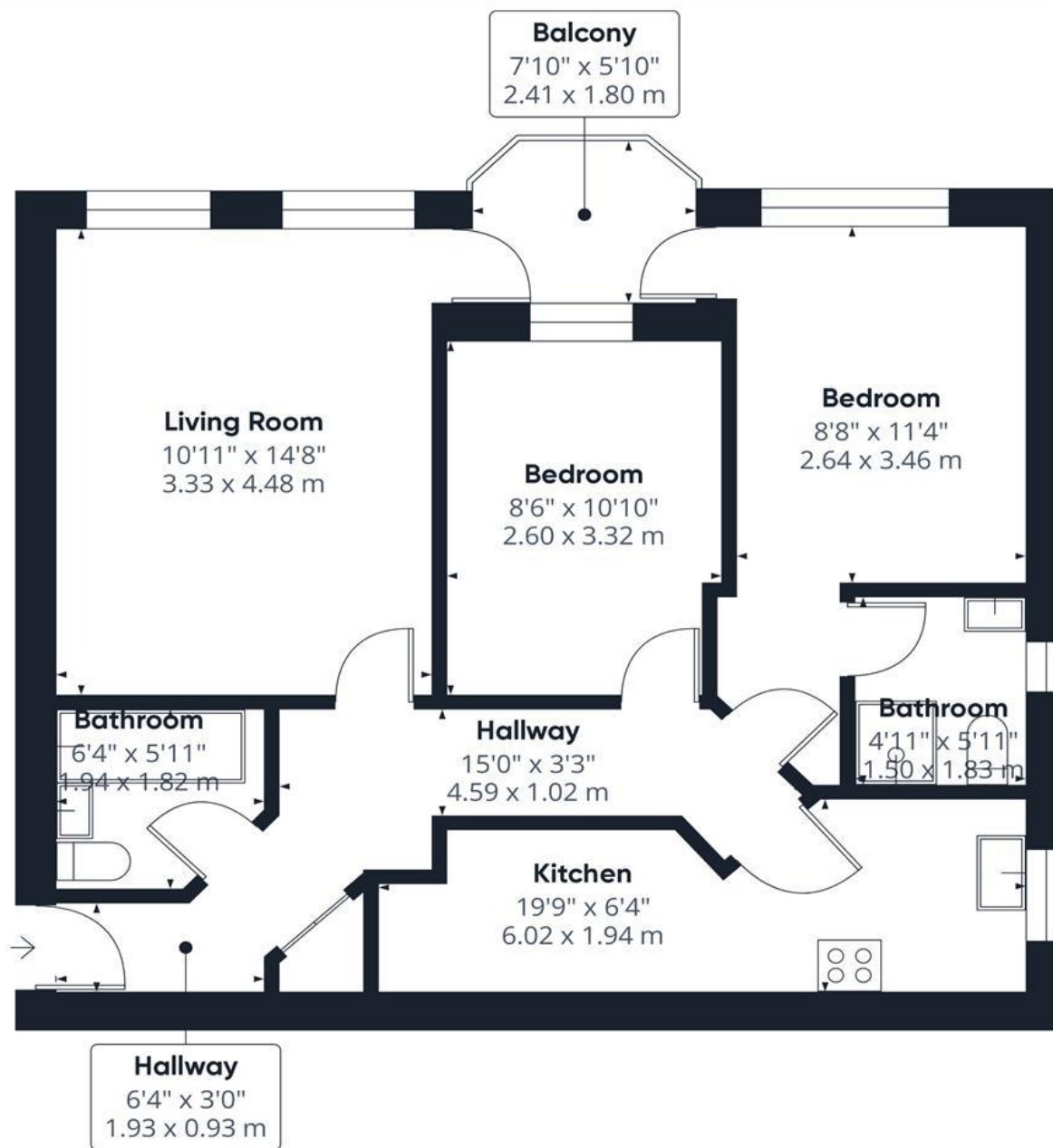
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











**Approximate total area<sup>(1)</sup>**

645.19 ft<sup>2</sup>

59.94 m<sup>2</sup>

**Balconies and terraces**

43.59 ft<sup>2</sup>

4.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 97 years remaining

**Service Charge** – £2,762

**Ground Rent** – £100

**Building Insurance** – £371

**Council Tax Band** – D

**Local Authority** – Sutton Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

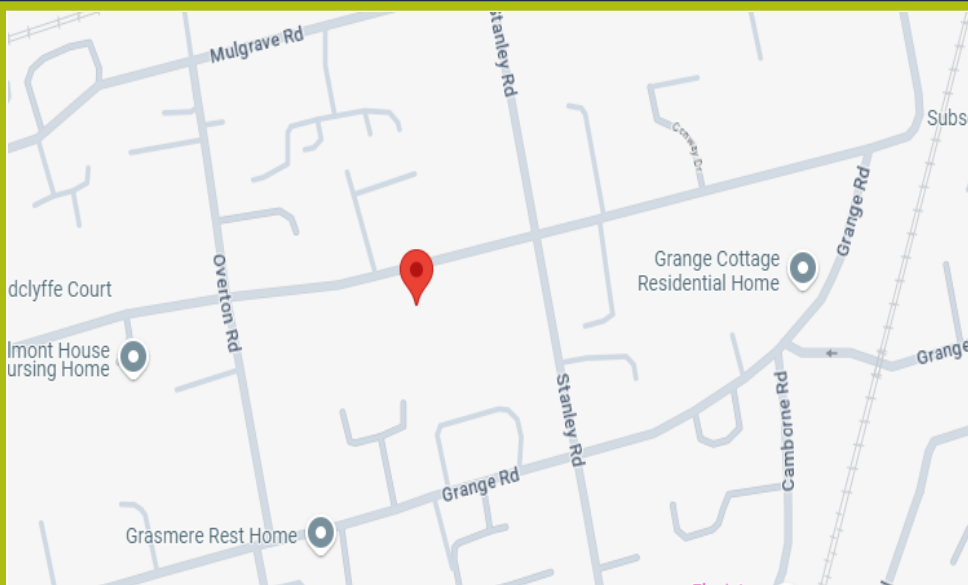


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



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