



## 160A CENTRAL ROAD WORCESTER PARK, KT4 8HH

£260,000  
LEASEHOLD

Spacious Two-Bedroom First-Floor Apartment – Central Road, Worcester Park, KT4

Set in the heart of Worcester Park on vibrant Central Road, this well-presented first-floor apartment offers generous living space, modern comforts, and excellent convenience. With two double bedrooms, a bright and airy living room, and the rare benefit of two parking spaces, this property is ideal for first-time buyers, downsizers, and investors seeking a strong rental yield in a consistently high-demand area.

Just moments from local shops, cafés, and excellent transport links—including Worcester Park Station with direct services to London Waterloo—this flat combines practicality with a highly desirable central setting.

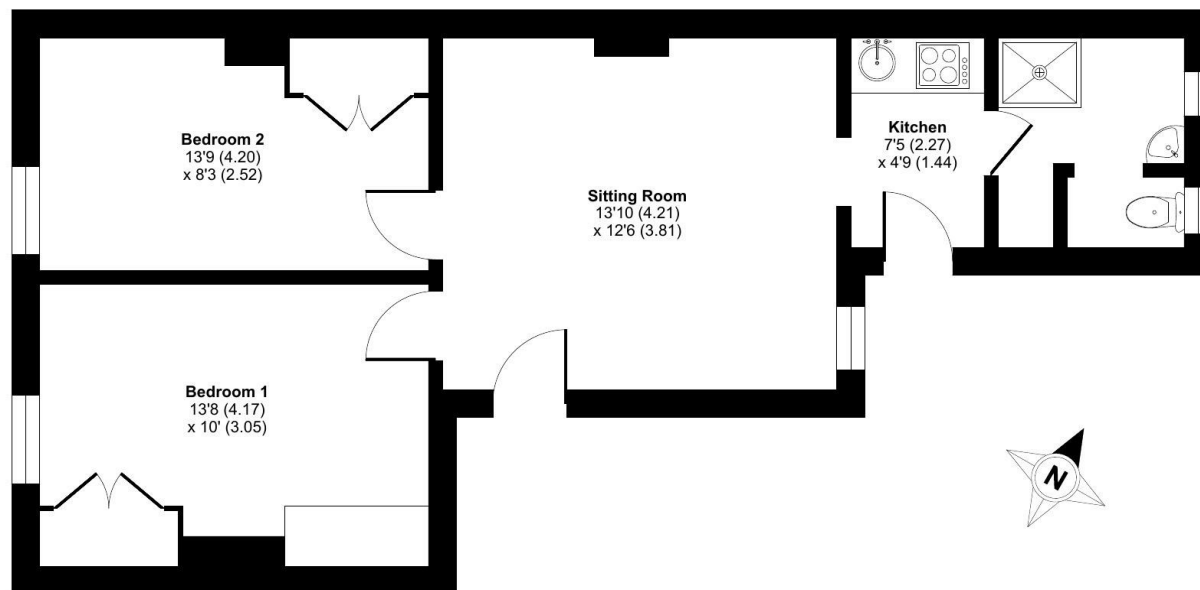
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## Central Road, Worcester Park, KT4

Approximate Area = 531 sq ft / 49.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Wyndham Row LTD. REF: 1382733



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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