



barnard marcus

**Cheam Common Road, Worcester Park, KT4 8SY**



**welcome to**

**Cheam Common Road, Worcester Park**

A beautifully presented and exceptionally spacious 686sqft one bedroom top floor apartment forming part of this stylish modern development. This stunning flat enjoys generous and stylishly appointed accommodation located 2/3rds mile of the station. An early viewing is strongly advised.

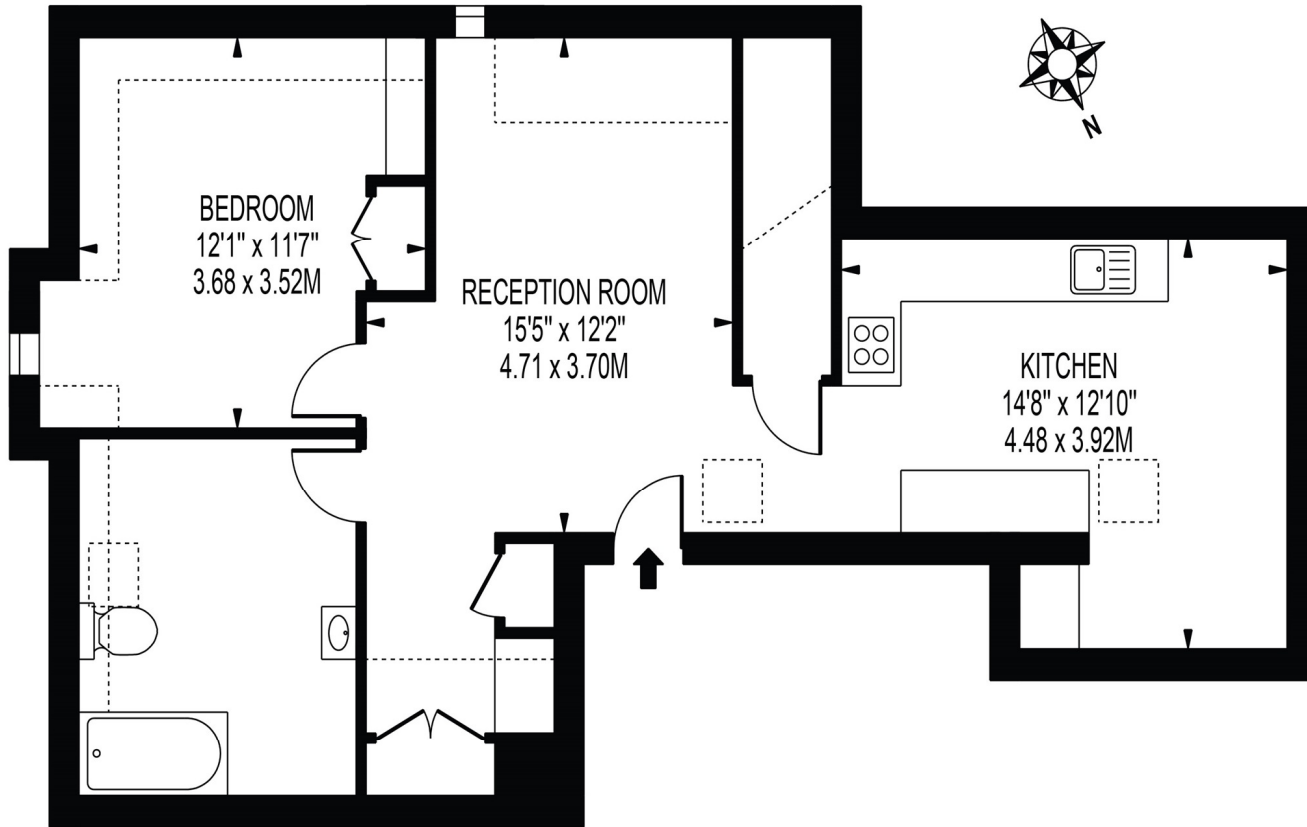


# CHEAM COMMON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 686 SQ FT - 63.77 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 99 SQ FT - 9.23 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A beautifully presented and exceptionally spacious 686sqft one bedroom top floor apartment forming part of this stylish modern development built in 2020. This stunning flat enjoys generous and stylishly appointed accommodation located 2/3rds mile of the station. An early viewing is strongly advised.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Cafe Nero, Starbucks Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

welcome to

## Cheam Common Road, Worcester Park

- Top Floor Apartment in Stylish Modern Development
- Exceptionally Spacious 686sqft Accommodation
- Generous Double Bedroom
- Attractive Kitchen Breakfast Room with Integrated Appliances
- Large & Stylish Bathroom with White Suite

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP107662](https://barnardmarcus.co.uk/Property/WCP107662)



Property Ref:  
WCP107662 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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