



Briar Court, London Road, Cheam, Sutton, SM3 8JE



welcome to

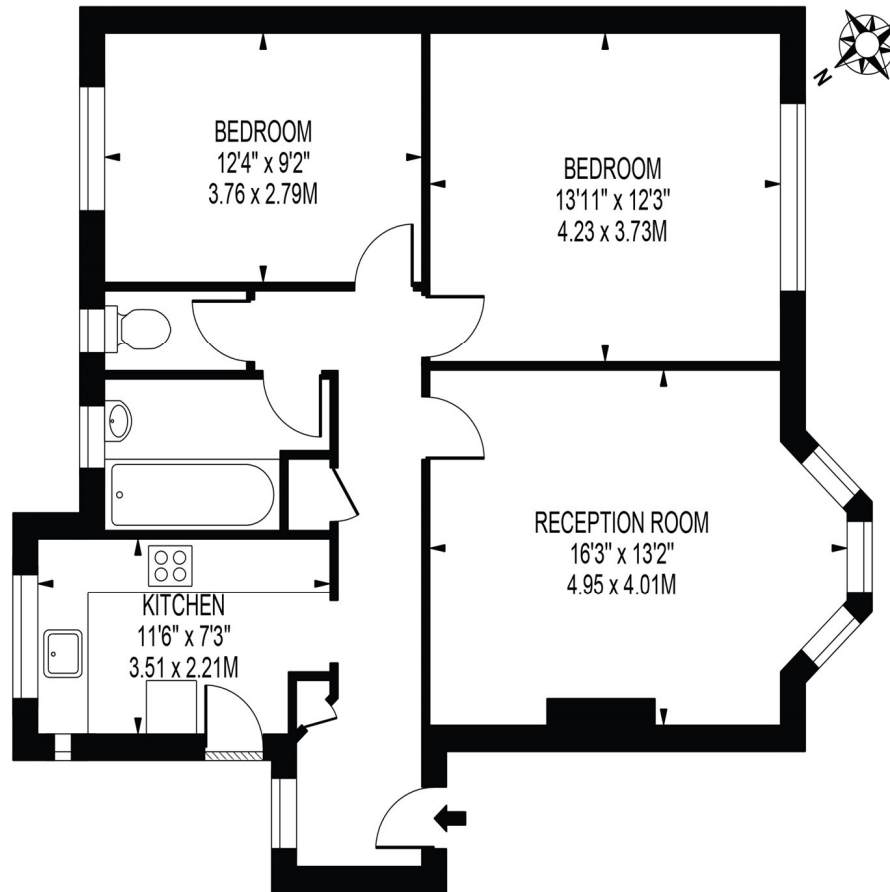
Briar Court, London Road, Cheam, Sutton

A very well presented two double bedroom second floor apartment in a popular development. This lovely flat enjoys generous room sizes, a modern kitchen and bathroom. There is car parking on a first come, first served basis, local shops and public transport are close by. Early viewing is advised.



BRIAR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 743 SQ FT - 69.01 SQ M



SECOND FLOOR

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 very well presented two double bedroom second floor apartment in a popular development. This lovely flat enjoys generous room sizes, a modern & stylish kitchen and bathroom. There is car parking on a first come, first served basis, local shops and public transport are close by. Early viewing is advised. The property would make an excellent rental investment.

The property lies on border of Worcester Park & North Cheam located on the borders of Surrey & Southwest London. Located just 10 miles from Central London, it is an ideal destination for commuters, with a direct Zone 4 rail link to London's Waterloo via Clapham Junction & Wimbledon in under 30 minutes and departing every 15 minutes (approx. 1 mile from Leicester Close). Worcester Park is located just off the A3, which offers road links to London, the M25 and both Gatwick & Heathrow Airports. Local bus services at North Cheam will get you to Morden's Northern Line Station in approx. 15 minutes.

North Cheam includes a large Sainsbury's supermarket within 5 mins of the property. Young families are attracted to the area's plethora of high performing schools and the vast and picturesque Nonsuch Park, formerly the site of Henry VIII's Nonsuch Palace is within 400 yards.

welcome to

Briar Court, London Road, Cheam, Sutton

- A Well Presented Second Floor Flat
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Garage + Residents Car Parking (First Come - First Served)
- Gas Central Heating & Double Glazing

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Dec 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



view this property online [barnardmarcus.co.uk/Property/WCP107835](https://www.barnardmarcus.co.uk/Property/WCP107835)



Property Ref:
WCP107835 - 0002

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Please note the marker reflects the
postcode not the actual property



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020 8330 0141



WorcesterPark@barnardmarcus.co.uk



67 Central Road, WORCESTER PARK, Surrey,
KT4 8EB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)