



Coopers

Central road,
Worcester Park

Central Road Worcester Park

Calling all investors this bright and airy two-bedroom flat, located in the heart of Worcester Park, presents a superb opportunity for those seeking a property with a tenant already in place. The well-proportioned living space flows into a separate kitchen and a modern shower room, offering comfortable and practical accommodation. With gas central heating and in good condition throughout, the flat is ready to move into and begin generating income immediately.

Conveniently positioned just moments from Worcester Park's popular shops, cafes, restaurants, and schools, the property offers easy access to everything tenants need. Excellent transport links are close by, including Worcester Park Station, Malden Manor Station, and Motspur Park Station—ideal for commuting into London and beyond.

The property also benefits from a range of desirable features:

- Two dedicated car parking spaces
- Front and rear access
- Private roof terrace at the rear
- Tenant already in place

Families will appreciate the proximity to respected local schools such as Cheam Common Infants' Academy, Cheam Common Junior Academy, and Dorchester Primary School. With its prime location, strong rental appeal, and existing tenancy, this flat represents a ready-made investment in a thriving suburban community. Book a viewing today to explore all that this property has to offer.

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Guide price £250,000

Local authority: Sutton

Council tax band: C

Tenure: Lease To 2992

Ground Rent: peppercorn

Reference: 160ACRWP0825

Approximate floor area = 517 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

