





















Williams Harlow Cheam - A superb ground floor mansion flat within a larger period South Sutton building. Offered in immaculate move in condition, with off street parking and own rear garden leading directly from the kitchen. Offered without an onward chain and ready to view now.

The Property

Found within this large period house, entrance via the the pillared porch with one of the largest and smartest entrance doors seen, this ground floor flat awaits. Internally, the property takes full advantage of its cubic size. Measuring close to 1100 sq ft, the property includes incredibly high ceilings and modern fixtures and fitting. With two bedrooms and two reception rooms the property additionally includes two bathrooms and a kitchen with patio doors opening onto the garden. The décor is very modern throughout and without the need for work presents a move in option.

Outdoor Space

Parking for all flats is offered to the front of the property. A private west facing rear garden is accessed directly off the kitchen and will be a min feature for any occupier. The garden is currently landscaped for maximum use and minimum maintenance.

The Local Area

Located in South Sutton, with Sutton town centre and Belmont Village a little further along, you are really nestled in some of the best neighbourhoods available locally. The area feels safe to walk around and is perfect for kids travelling to school. Having been a family area for so long, it has lots of amenities to hand to include parks, schools, shops and restaurants. Banstead, Epsom, Sutton and Carshalton are all within short driving distances.

Why You Should View

With space and flexibility in spades, these type of mansion flats do not come along often. We expect it to appeal to a broad range of buyer; whether a downsizer or upsizer the size on offer is impressive and useful. Its also an easy purchase with the modern décor on offer.

Vendor Thoughts

"When our dad wished to down size, this flat provided the outside space and sense of space he wanted to retain"

Features

Three Bedrooms - Modern Kitchen - Two Bathrooms - West Facing Private Rear Garden - Parking - Very Long Lease - Two Floors of Accommodation - Period Building

Benefits

- Sought After Location - Bus and Train Routes Close by - Affluent Area - Accessible To Sutton Town Centre - Maintained Building - No Onward Chain

Local Transport

Sutton Train Station:

Trains - Southern London Victoria/Bridge (From Sutton Circa 32 mins) to Epsom (Circa 10 mins) and Horsham (Circa 47 mins). Thames Link Sutton to St Albans via City (Cira 44 Mins).

Buses -

80 - Belmont Via Sutton to Morden Tube.

164 - Sutton to Wimbledon

280 - St Georges Tooting to Belmont Via Sutton

N44 - Trafalgar Sq to Sutton

SI - Banstead to Mitcham via St Helier Hospital

S3 - Belmont to New Malden Via Sutton

Local Schools

Sutton High - Fee Paying - Ages 3 - 18 Cheam High - State - 11 - 19

Cuddington Croft - State - 3 - 11

Avenue - State - 3 - 11

Nonsuch Girls - Grammar - 11 - 19

Glynn - Boys State - 11 - 18

Sutton Grammar- 11-19

EPC AND COUNCIL TAX

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Lease and Costs

The lease was 999 in March 2016, £1356.25 PA

Why Williams Harlow

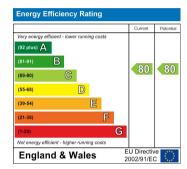
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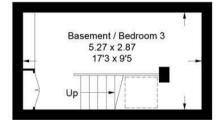
Cheam Office Call: 020 8642 5316 5 The Broadway, Cheam, Surrey, SM3 8BH

cheam@williamsharlow.co.uk www.williamsharlow.co.uk



Approximate Gross Internal Area = 85.8 sq m / 923 sq ft
Basement = 15.0 sq m / 161 sq ft
Total = 100.8 sq m / 1084 sq ft





Basement Gro

= Reduced headroom below 1.5m / 5'0

Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1175285)

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