

# HUNTERS®

HERE TO GET *you* THERE



London Road

North Cheam, SM3 8HW

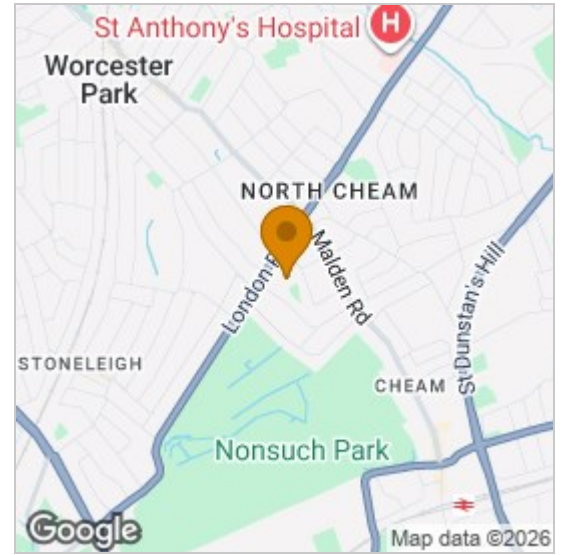
Offers In Excess Of £375,000





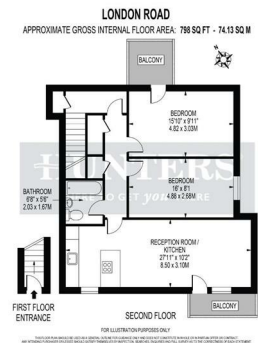
**HUNTERS**  
HERE TO GET YOU THERE

## Area Map



**HUNTERS**  
HERE TO GET YOU THERE

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Set within the ever-popular North Cheam area, this exceptional two double bedroom top floor flat at 514A London Road presents a rare and exciting opportunity for buyers seeking style, space, and convenience in equal measure.

Redeveloped to an incredibly high standard in 2017, the property offers luxurious, contemporary living throughout. The moment you leave the second stair case and step into the spacious entrance hall, there is a clear sense of quality and thoughtful design. The heart of the home is the impressive open plan living, dining, and kitchen area—perfectly suited for both everyday living and entertaining. This bright and airy space is further enhanced by direct access the balcony, creating a seamless indoor-outdoor flow.

Both bedrooms are generous doubles, with the principal bedroom benefiting from access to a large terrace, an outstanding feature that provides a tranquil retreat rarely found in properties of this kind. The accommodation is completed by a beautifully designed, modern bathroom finished to an exceptional standard. Further benefits include gated allocated off-street parking, adding both security and convenience, as well as the advantage of



**HUNTERS**  
HERE TO GET YOU THERE



**HUNTERS**  
HERE TO GET YOU THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.