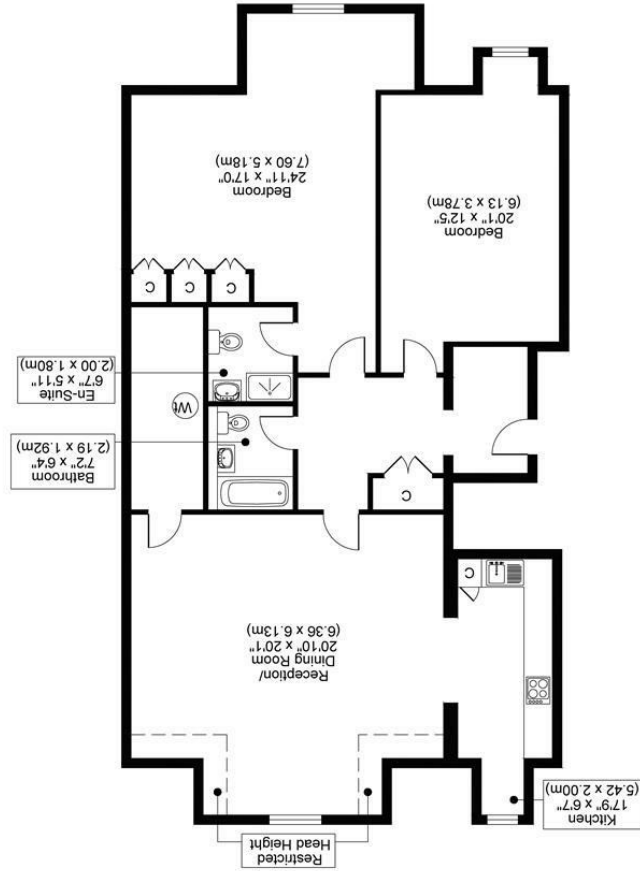




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

SECOND FLOOR



MALDEN ROAD, SM3 (FLAT 5)
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1431 SQ.FT (133 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1396 SQ.FT (130 SQ.M)



MALDEN ROAD, CHEAM SM3 8QW

PRICE £525,000

NOW READY FOR OCCUPATION

A STUNNING COLLECTION OF BRAND NEW LUXURY ONE, TWO AND THREE BEDROOM APARTMENTS SET WITHIN A SECURE GATED DEVELOPMENT AND IDEALLY LOCATED FOR CHEAM VILLAGE WITH ITS MANY SHOPS, RESTAURANTS AND AMENITIES. CHEAM MAINLINE RAIL STATION IS ALSO CLOSE BY, OFFERING COMMUTERS A FREQUENT SERVICE INTO BOTH LONDON BRIDGE AND VICTORIA.

BUILT TO A HIGH SPECIFICATION, THE PROPERTIES ENCOMPASS STUNNING KITCHENS, CONTEMPORARY BATHROOMS AND FEATURES SUCH AS UNDERFLOOR HEATING, HEAT TO HEAT SYSTEMS WITH MECHANICAL VENTILATION AND HEAT RECOVERY, AS WELL AS VIDEO ENTRY PHONES.

EACH APARTMENT INCORPORATES TOP OF THE RANGE MAGNET KITCHENS ENHANCED WITH QUARTZ WORKTOPS AND SPLASHBACKS, TOGETHER WITH A COMPREHENSIVE SELECTION OF INTEGRATED APPLIANCES TO INCLUDE OVEN, MICROWAVE, FRIDGE/FREEZER, WASHING MACHINE, DISHWASHER, WINE COOLER AND INSTANT BOILING WATER TAP.

THE BATHROOMS ARE A STANDOUT FEATURE WITH MOST APARTMENTS HAVING BOTH FAMILY AND EN SUITE FACILITIES. THE STRIKING GEOMETRIC PATTERNS OF THE ITALIAN WALL TILES FOLLOW THE LATEST TRENDS IN BATHROOM DESIGN AND ARE COMPLEMENTED WITH BRASS HARDWARE.

ALL APARTMENTS FEATURE VICTORIAN STYLE INTERNAL FIRE DOORS, SLIDING SASH STYLE WINDOWS WITH ACOUSTIC GLAZING, AMTICO FLOORING AND ARE ENERGY EFFICIENT WITH ALL UNITS HEATED VIA HEAT RECOVERY AND UNDERFLOOR HEATING, WITH SOME UNITS BENEFITTING FROM SOLAR ENERGY.

- SECOND FLOOR NEW BUILD
- GATED DEVELOPMENT WITH PARKING
- LUXURY 2 BED APARTMENT
- GROUND RENT AND MAINTENANCE CHARGES (TBC)
- UNDERFLOOR HEATING

