



barnard marcus

**Cheam Common Road, Worcester Park, KT4 8TL**

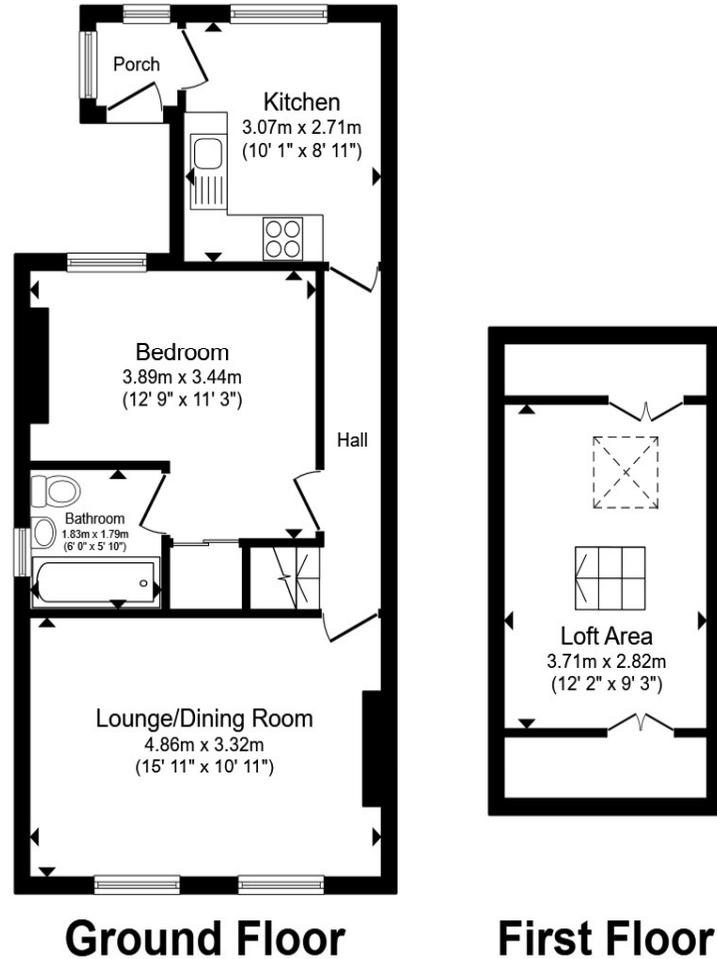


**welcome to**

**Cheam Common Road, Worcester Park**

Very few properties offer as much as Cheam Common Road. Boasting 644 sq ft of spacious accommodation, the property also benefits from a convenient location with nearby transport links, en-suite bathroom and loft area ideal for home study area. Immediate Inspection Advised!





This well-presented one-bedroom first-floor apartment offers 644 sq ft of bright, versatile living space and is ideal for first-time buyers, downsizers, or investors.

The accommodation includes a spacious double bedroom with en-suite bathroom, a modern fitted kitchen, and a generous reception room large enough to comfortably accommodate a dining table. The property further benefits from a usable loft space, making an excellent home office or study—a valuable bonus for remote working or additional storage.

**Location**

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes and departing every 15 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Bus services run to Morden's Northern Line Station in approx. 15 minutes. The attractive & bustling High Street enjoys a host of familiar brands including: Waitrose, Sainsburys, Pizza Express, Nandos, Costa, Cafe Nero, Starbucks Boots, WH Smiths & Superdrug as well as an array of independents. There is a broad selection of pubs & bars and of eateries to satisfy most culinary requests. Young families are attracted to the area's plethora of high performing schools and no less than seven parks.

Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Cheam Common Road, Worcester Park

- 150 Years on the Lease
- Service Charge: £0 Ground Rent: £0
- First Floor Apartment
- 644 sq ft
- Useable Loft Space

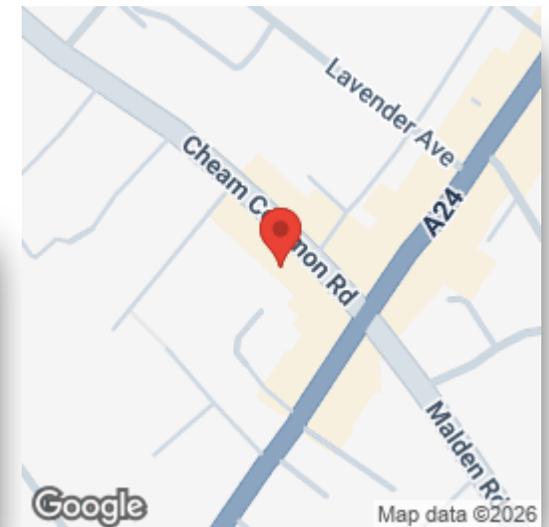
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: £0

Ground Rent: £0

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WCP108330](https://www.barnardmarcus.co.uk/Property/WCP108330)



Property Ref:  
WCP108330 - 0005

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**020 8330 0141**



[WorcesterPark@barnardmarcus.co.uk](mailto:WorcesterPark@barnardmarcus.co.uk)



67 Central Road, Worcester Park, Surrey, KT4 8EB



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