

FOR SALE



Kingswood Mansions, Sutton, SM2

Guide Price £325,000 Leasehold

 **2**

 **2**


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Property Description

Nestled on the highly desirable and peaceful Worcester Road, this well-proportioned and charming two-bedroom apartment offers a perfect blend of comfort and convenience.

The property boasts a spacious and inviting reception room, ideal for relaxing or entertaining. The generously sized kitchen provides ample space for dining, creating the perfect setting for home-cooked meals. Both double bedrooms offer excellent proportions, with the primary bedroom benefiting from a private en-suite bathroom. A sleek and modern family bathroom completes the accommodation.

Ideally located, this home is just a short walk from both Cheam and Sutton Overground Stations (Southern & Thameslink), ensuring excellent transport links into London and beyond. The renowned Royal Marsden Hospital is nearby, along with an array of charming parks, open green spaces, shops, and restaurants, making this a fantastic location for both convenience and lifestyle.

Offered with no onward chain! Don't miss out on this wonderful opportunity to own a home in one of Sutton's most sought-after locations!

Disclaimer

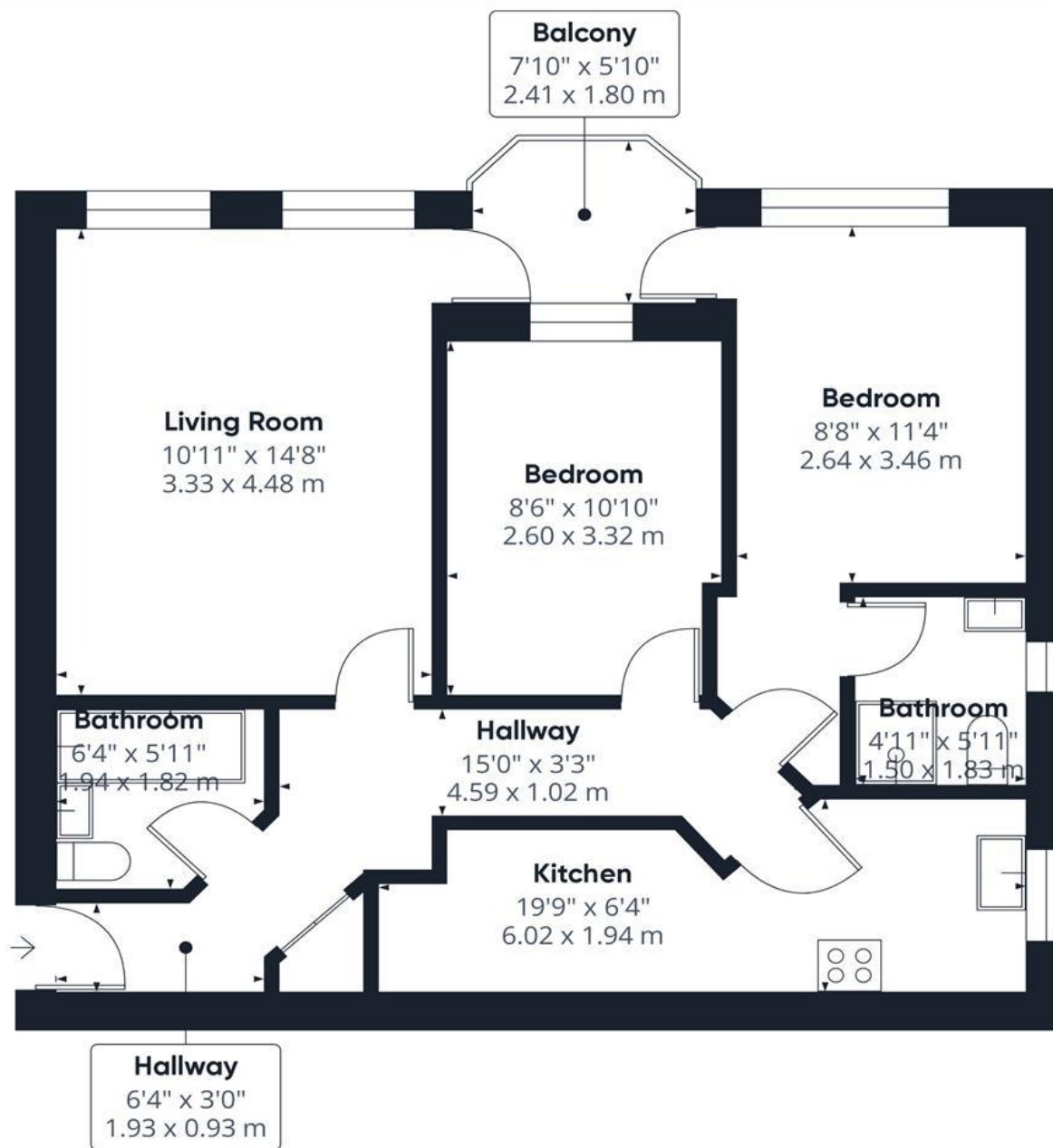
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾

645.19 ft²

59.94 m²

Balconies and terraces

43.59 ft²

4.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Material Information

Tenure – Leasehold

Length Of Lease – 97 years remaining

Service Charge – £2,762

Ground Rent – £100

Building Insurance – £371

Council Tax Band – D

Local Authority – Sutton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

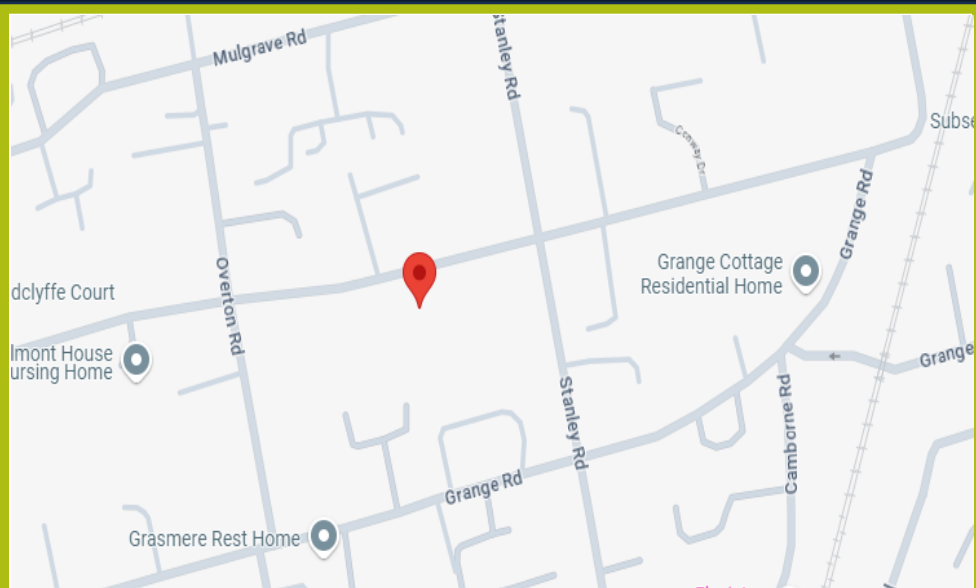


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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