



Mickleham Gardens, Cheam Village,  
Offers In Excess Of £500,000 - Leasehold

**WILLIAMS  
HARLOW**













Williams Harlow Cheam – A Sublime lift accessed 2nd floor mansion apartment with a balcony over looking Cheam Park. Available to over 55's only and this specific design of apartment is as rare as hens teeth. A must view for any downsizers who want a central Cheam Village apartment in an immaculate block next to the shops and park.

## The Property

Luxury living from start to finish. The building is sharp and immaculately presented from the get go, entering into the lobby via the key fob system and up into the lift to the second floor. Your own front door is immediately in front of you with a bright and airy landing to receive you. Within the flat its again spacious and full of natural light. Measuring over 1092 sq ft it's certainly a mansion flat of excellent proportions. As a modern flat it's certain to be warm and energy efficient across the two double bedrooms, two bathrooms, lounge dining room and kitchen. The balcony is accessed from the lounge and over looks the park with space for two seats. Without any work required it's very good condition internally. As part of the building the residents have a ground floor conservatory to enjoy together and a house manager who works during office hours.

## Outdoor Space

There are communal gardens and paths which surround the buildings.

## The Local Area

Taking full advantage of its location, its a short walk of the highstreets and Cheam Village center. Cheam Village is superb. A rich tapestry of community whilst bridging the charm of Surrey and buzz of Greater London. Part of the wider Sutton borough, Cheam offers some outstanding schooling, train lines and outdoor areas to enjoy. The Village center, offering pubs, restaurants, convenience stores and stunning parks. Within a few mins walk you will come across Waitrose, Cafe Nero, Prezzo and Pizza Express. Cheam train station provides regular links and services into Victoria and London Bridge.

## Why You Should Buy

As echoed in the leading statement this is a premier apartment and one which once sold will be sought by many more. Do not hesitate to strike.

## Local Transport

Its likely the residents will use the freedom pass.

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins. West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

- 80 - Belmont Via Sutton to Morden Tube.
- 413 - Morden to Sutton
- 213 - Kingston To Sutton
- 151 - Wallington to Worcester Park

## Features

Two Bedrooms – Two Bathrooms – Spacious Lounge With Balcony – Lift Access – Over 1090 Sq Ft

## Benefits

Cheam Village – Moments From Shops And Park – No Onward Chain – Moments of Bus Routes – Sense Of Community

## Lease and Costs

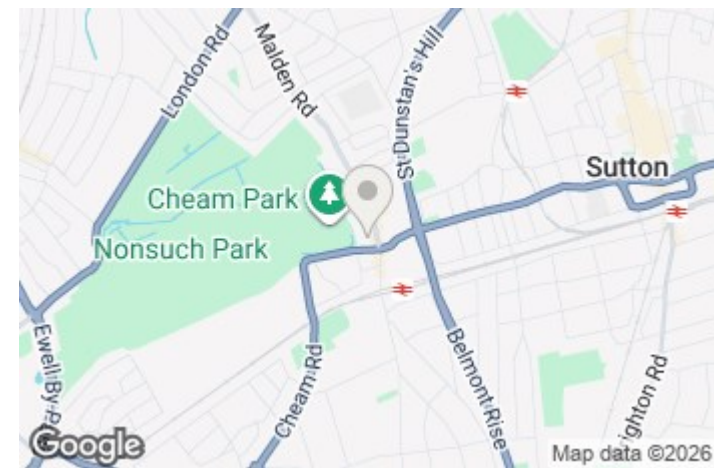
125 Yrs from 2014, circa £289 PCM

## Council Tax and EPC

D AND B

## Why Williams Harlow


We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

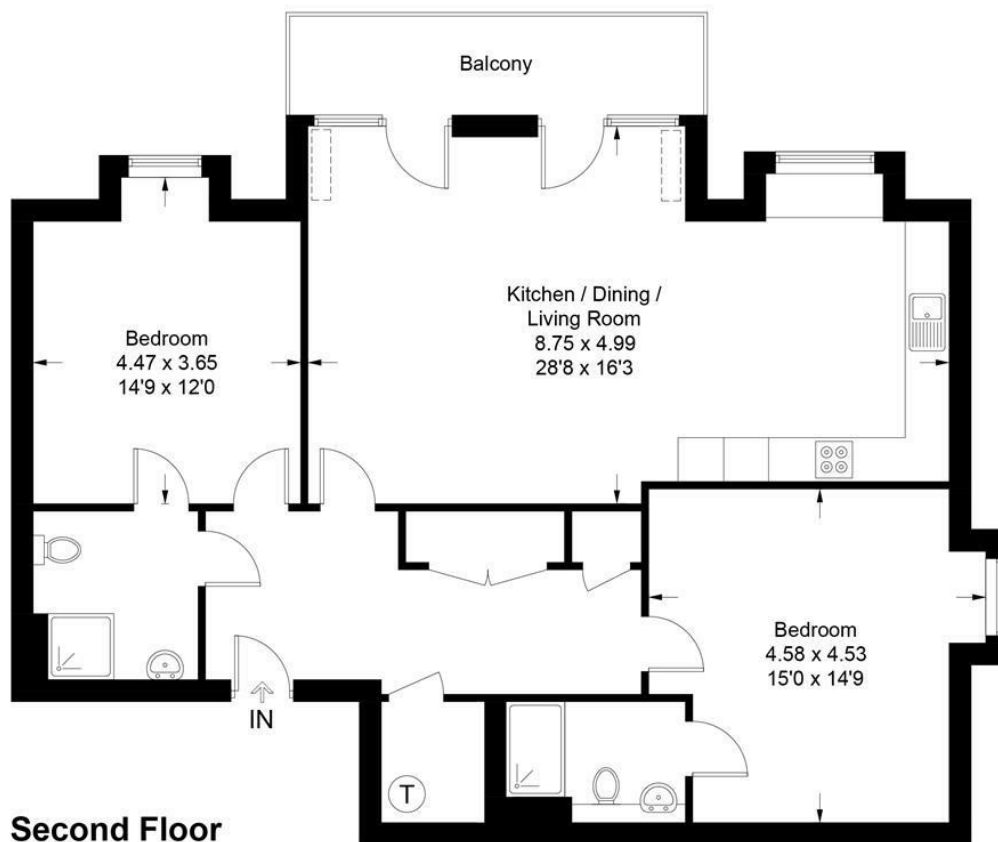


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.


Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft



 = Reduced headroom below 1.5m / 5'0



**Second Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(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 	

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. (ID1257926)

