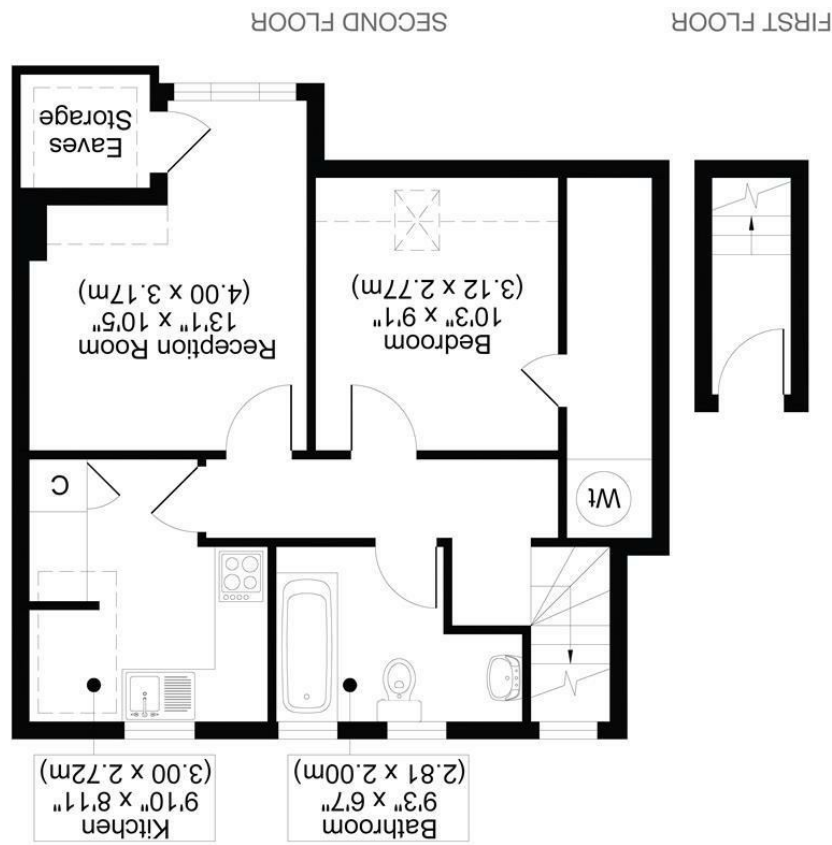




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



STATION WAY, SM3  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 525 SQ.FT (49 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 457 SQ.FT (42 SQ.M)



# STATION WAY, CHEAM SM3 8SD

OFFERS IN EXCESS OF £210,000

**\*\*CHAIN FREE\*\***

LOCATION, CONVENIENCE AND RARITY COMBINE AT STATION WAY – A WELL-PRESENTED APARTMENT POSITIONED IN THE HEART OF CHEAM HIGH STREET, BENEFITTING FROM THE HIGHLY SOUGHT-AFTER ADVANTAGE OF PRIVATE PARKING.

IDEALLY SITUATED MOMENTS FROM A WIDE RANGE OF SHOPS, RESTAURANTS AND TRANSPORT LINKS, THIS PROPERTY OFFERS A SUPERB OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS OR THOSE SEEKING A WELL-CONNECTED HOME. THE ACCOMMODATION COMPRISES A BRIGHT RECEPTION ROOM, A SEPARATE KITCHEN, A COMFORTABLE DOUBLE BEDROOM AND A WELL-APPOINTED BATHROOM. ADDITIONAL EAVES STORAGE PROVIDES USEFUL PRACTICALITY.

A PARTICULARLY NOTABLE FEATURE IS THE INCLUSION OF OFF-STREET PARKING, A RARE AND VALUABLE ASSET FOR PROPERTIES IN THIS CENTRAL LOCATION.

COMBINING CONVENIENCE, PRACTICALITY AND A PRIME SETTING, STATION WAY REPRESENTS AN EXCELLENT OPPORTUNITY TO ACQUIRE A WELL-LOCATED APARTMENT IN THE HEART OF CHEAM.

100-YEAR LEASE REMAINING  
GROUND RENT - £100 PER YEAR  
BUILDING INSURANCE - £143.98 PER YEAR

TO ARRANGE YOUR VIEWING, DON'T DELAY & PLEASE CALL OUR EXPERIENCED SALES TEAM TODAY ON 0208 770 1625

- ALLOCATED PARKING SPOT
- CONVENIENT CENTRAL CHEAM LOCATION FOR SHOPS & STATION
- CHAIN FREE
- COUNCIL TAX BAND: B
- EPC RATING: D

