

**WILLIAMS
HARLOW**

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The Broadway

Cheam, SM3 8BH

WILLIAMS HARLOW ARE PLEASED TO PRESENT A TWO BEDROOM TOP FLOOR FLAT IN CHEAM TO THE MARKET. Situated on the top floor of a period fronted building, located in the centre of Cheam Village, this property has been fully refurbished to a high standard and is available immediately. Consisting of two bedrooms, a family bathroom with separate WC, a good size kitchen and spacious lounge. Further benefits include storage cupboards, gas central heating and double glazing. Available immediately on an unfurnished basis. NO CAR PARKING.

£1,650 PCM Unfurnished



BUILDING

Period building on The Broadway in central Cheam

ENTRANCE

Side entrance with external metal staircase leading to;

FRONT DOOR

Opening onto flight of stairs leading up to:

HALLWAY

Providing access to all room

LOUNGE

Good size lounge at the rear of the building with two double gazed windows

BEDROOM ONE

Located at the front of the building with single built-in wardrobe

BEDROOM TWO

Located at the front of the building with single built-in wardrobe

KITCHEN

Good size room with new appliances and plenty of storage and counter-space

BATHROOM

Shower over bath and hand-basin with heated towel-rail

SEPARATE WC

With lockable door

STORAGE CUPBOARDS

2 x storage cupboards accessed from the hallway

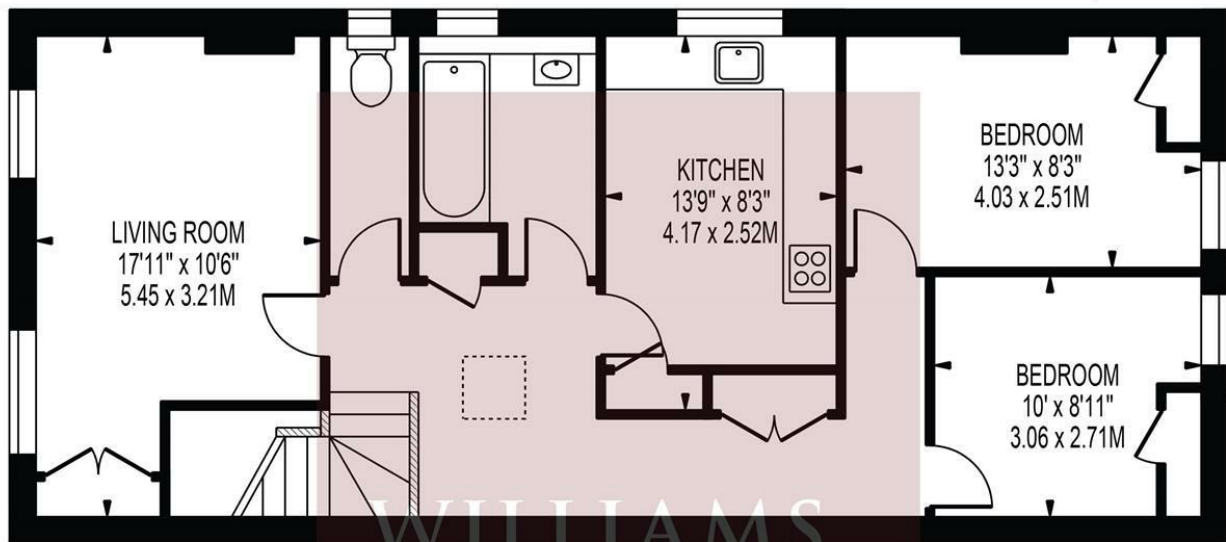
COUNCIL TAX

Council Tax Band C (£2,114.35) 2026 / 27

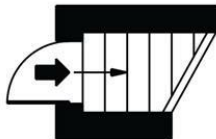


THE BROADWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 774 SQ FT - 71.87 SQ M



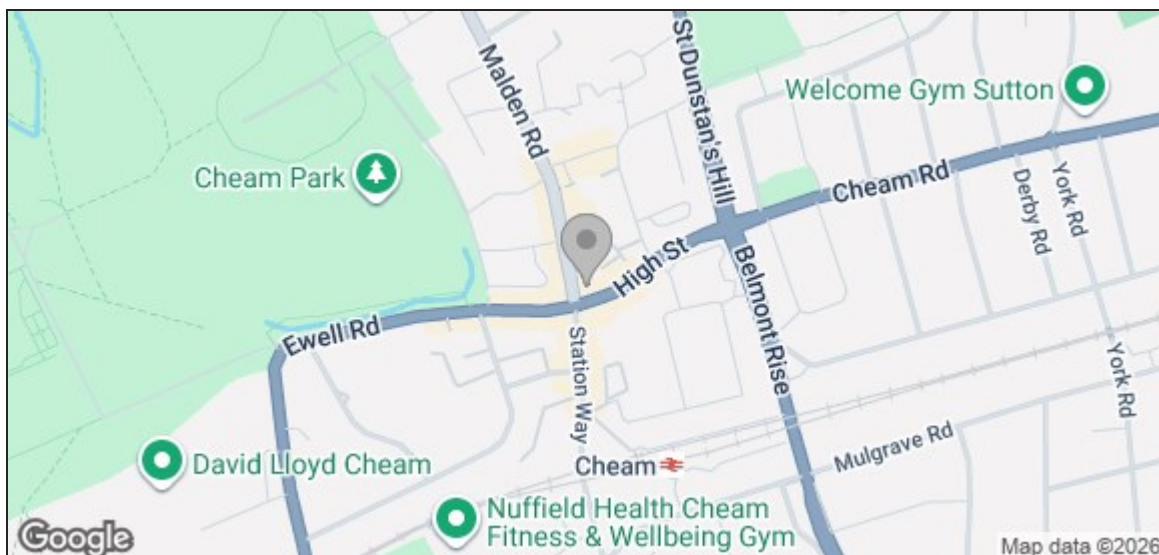
SECOND FLOOR



FIRST FLOOR
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		