



22-26 Upper Mulgrave Road, Cheam, Surrey SM2 7AZ

Guide Price £215,000 - Leasehold

**WILLIAMS  
HARLOW**







Williams Harlow - Affordable luxury which enables a First time buyer to get a foot upon the ladder. Located in the exclusive part of Cheam and moments from Cheam train station. Its has everything needed for those wanting an active life with restaurants, gyms and shops all close by. Offered without an onward chain and ready to view.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



## The Property

Access the flat through a secure communal door. Inside the property consists of an impressive interior featuring an entrance hall with intercom. A modern open plan kitchen and lounge area, with newly laid oak flooring throughout. A double bedroom with new carpet and ample space for storage, shower room with enclosed cubicle, low level WC and hand basin, the property has been recently renovated to a very high standard throughout. As a contemporary flat this home is ideal for those seeking an effortless yet stylish lifestyle.

## The Area

Offering a walk into Cheam Village of under 5 mins has its advantages. Additionally, the short walk to the train station is most welcome after long days in central London. The most convenient shops and post office are yards away. The area has been crafted over many years to cater for the sporty and outgoing sorts.

## Why you Should View

An exceptional chance to get a foot on the property ladder, this no onward chain property is affordable luxury within a great location for the train station and village high street.

## Features

One Double Bedroom - No Onward Chain - Modern Decor - Shower Room - Long Lease - Open Plan Lounge- Integral Fire Alarm System

## Benefits

Excellent location - Close to Nuffield Heath - Close Cheam Train Station - Walk to Cheam Village - Affordable entry level flat in the exclusive part of Cheam

## Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.  
Bus Routes from Cheam Village -  
151 - Wallington to Worcester Park.  
213 - Kingston Tiffin Sch to Sutton.

SL7 - West Croydon to Heathrow  
X26 - West Croydon to Heathrow Via Kingston

## Local Schools

Sutton High - Fee Paying - Ages 3 - 18  
Cheam High - State - 11 - 19  
Cudding Croft - State - 3 - 11  
Avenue - State - 3 - 11  
Nonsuch Girls - Grammar - 11 - 19  
Glynn - Boys State - 11 - 18

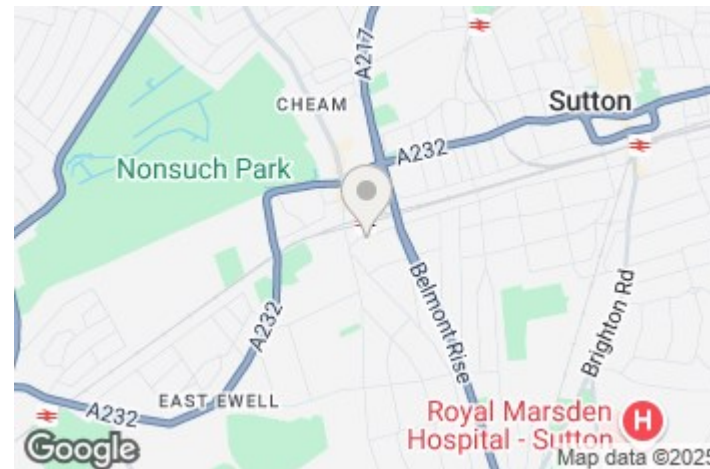
## EPC AND COUNCIL TAX E AND C

## Lease Length and Costs

968 years to run and £1,746 Annually

## 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.



Cheam Office

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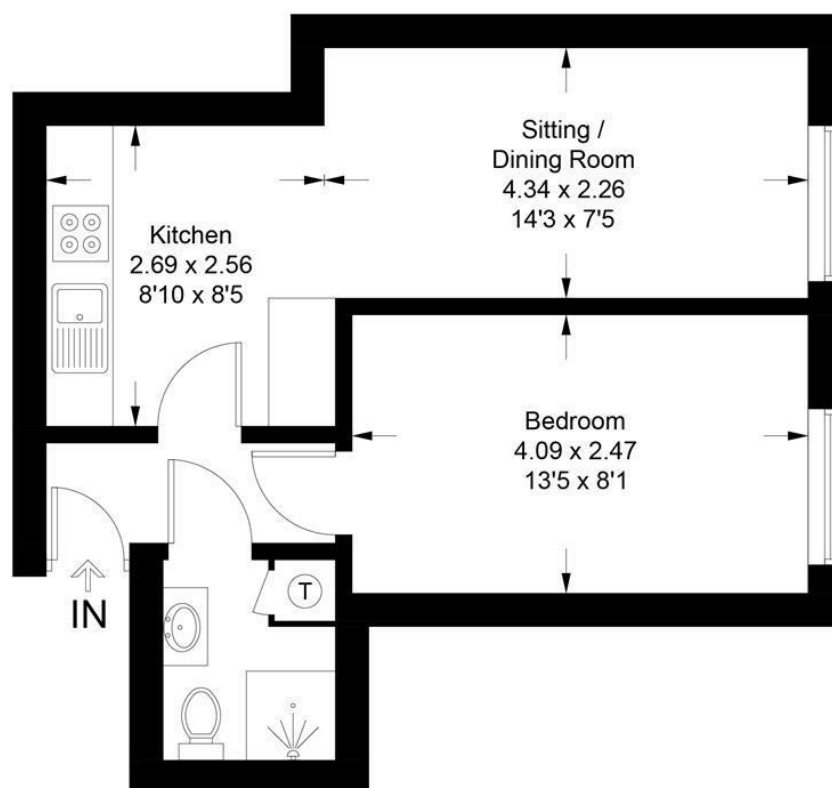
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Approximate Gross Internal Area = 33.8 sq m / 364 sq ft



## Lower Ground Floor

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. (ID1155381)

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