

**WILLIAMS  
HARLOW**

Cheam Office

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

WILLIAMS HARLOW ARE PROUD TO PRESENT THIS LUXURIOUS ONE BEDROOM APARTMENT TO THE MARKET. Located on the lower ground floor of a block which is situated just moments away from Cheam train station. Finished to an excellent standard, this bright apartment has everything a tenants could want and offers easy access to all the local amenities and transport links. Consisting of a good size bedroom, a modern open-plan kitchen-diner and stylish shower room. Available immediately on an unfurnished/part-furnished basis.

£1,350 PCM Furnished/unfurnished



## BUILDING

Converted period building fronting the main road

## ENTRANCE

Front and rear building entrances  
Flat entrance on lower ground floor

## KITCHEN-DINER

Open-plan kitchen-diner with integrated appliances, wood flooring and double-glazed windows

## BEDROOM

Double size room with wood flooring and double-glazed windows

## SHOWER ROOM

Shower cubicle, hand-basin, WC and heated towel-rail

## OUTSIDE

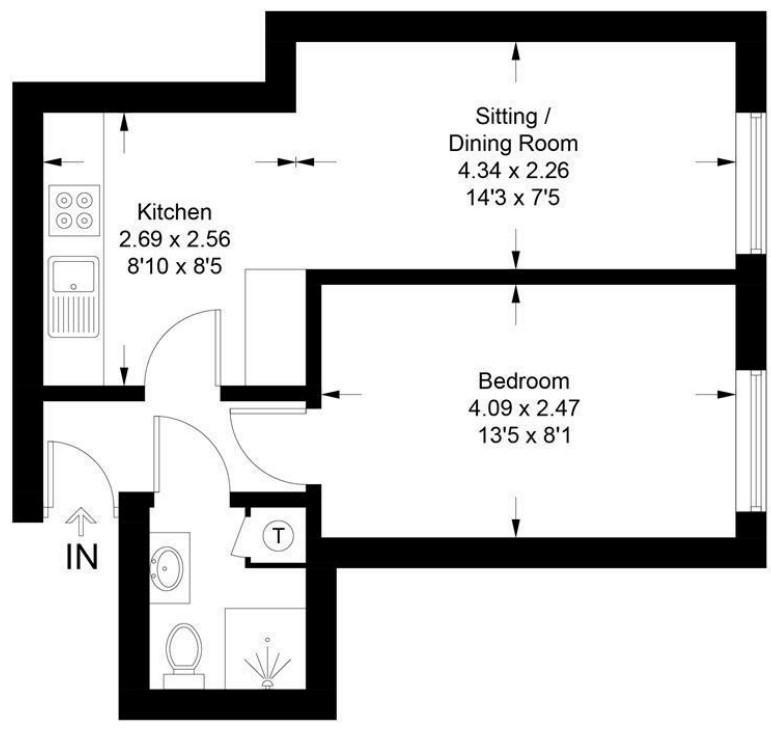
Local amenities within close proximity to the building and Cheam train station is opposite

## COUNCIL TAX

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

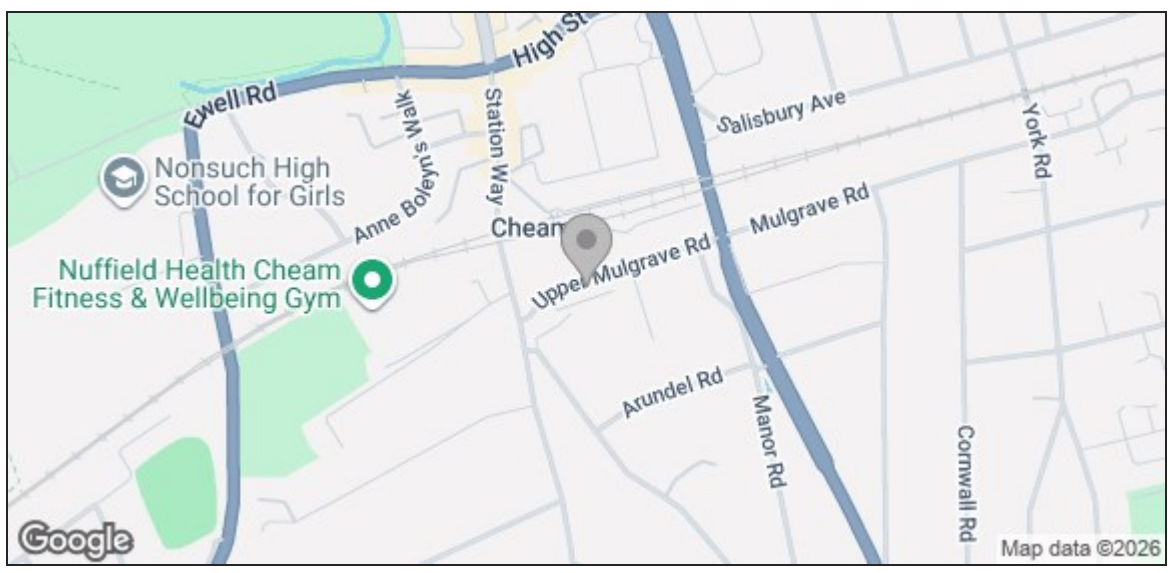


Approximate Gross Internal Area = 33.8 sq m / 364 sq ft



**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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	