

**WILLIAMS  
HARLOW**

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## Station Approach

Sutton, Surrey SM2 7BW

WILLIAMS HARLOW ESTATE AGENTS OF CHEAM IS DELIGHTED to offer this two bedroom top floor apartment available for rent located moments away from Cheam mainline station. Internally the property has two bedrooms, a bright and airy reception room, a separate modern kitchen and a family bathroom. Available immediately on an unfurnished basis.

£1,200 PCM



Reception Room

5.00 x 3.30 (16'4" x 10'9")

Master Bedroom

4.32 x 2.77 (14'2" x 9'1")

Bedroom

3.51 x 2.16 (11'6" x 7'1")

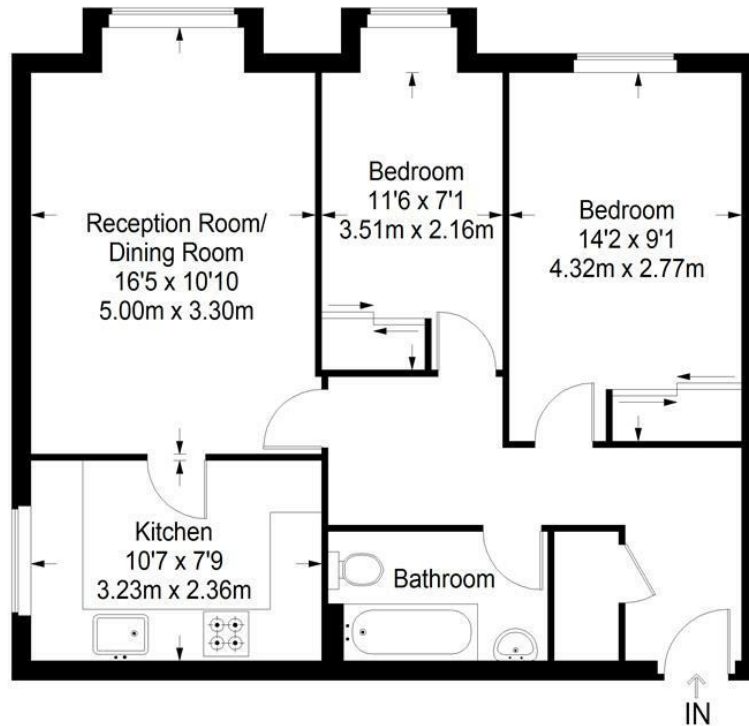
Kitchen

3.23m x 2.36 (10'7" x 7'8")





## Frobisher Court



**Fourth Floor = 643 sq ft**

Approximate Gross Internal Area  
FOURTH FLOOR = 643 sq ft / 59.73 sq m  
Total = 643 sq ft / 59.73 sq m



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 any decisions reliant upon them. (ID357409)



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>		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		