



The Broadway, Cheam Village,  
Guide Price £595,000 - Share of Freehold



**WILLIAMS  
HARLOW**























Williams Harlow Cheam – Exceptionally located luxury Duplex with its own front door, rear garden and immediate parking space with car charger. Located in an exclusive gated community in the heart of the village. Rare and incredibly sought after for those in the know.

### The Property

A two bedroom, two bathroom property with its own front door and rear garden. It feels essentially like a small house. The accommodation presents as: hallway, lounge/dining room, separate kitchen, stairs to first floor, landing, two bedrooms and two bathrooms; one of those en-suite. The décor is neutral with lots of rich warming oak on show. The bedrooms have fitted storage to both; storage will not be a problem with lots of cupboards etc. The kitchens, which is fitted with appliances, size allows for a breakfast table whilst the through lounge incorporates space for a four seater table. Views from the lounge look out onto the rear garden.

### Outdoor Space

Accessed initially via electric gates and an intercom system to the property. The long driveway leads to parking spaces, yours next to the property and with a car charger, and to your own front door. There is a communal bike shed and communal gardens which are maintained by a gardener. Accessed directly off the lounge via patio doors you have immediate use of your own rear garden. The communal areas are immaculate and rightly so; the residents are active as freeholders and attributing cost and spend.

### The Area

As immediate to Cheam Village as one can obtain. Yards of Waitrose and a host of other restaurants and shops, the occupier is set for ultra-convenience and excellent transport links into Central London, Morden Tube and Kingston via trans and buses (the freedom pass is an attractive feature for nipping into London to catch a show).

### Why You Should View

A relaxed and luxurious option with security at its heart and

community in its soul. Live life from this central location. The seller is offering the possibility to buy furnished if desired.

### Features

Two Bedrooms – Two Bathrooms – Share Of Freehold – Parking – Car Charger – Rear Garden – Communal Gardens – Separate Kitchen – Entrance Hall – Gated Access

### Benefits

Walk to Shops – Walk To Park – No Onward Chain – Walk To Trains – Bike Shed – Active Freeholders

### Local Schools

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

### Local 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

### Share of freehold and costs

Share of Freehold, Lease to run 981 and costs PA circa £1740

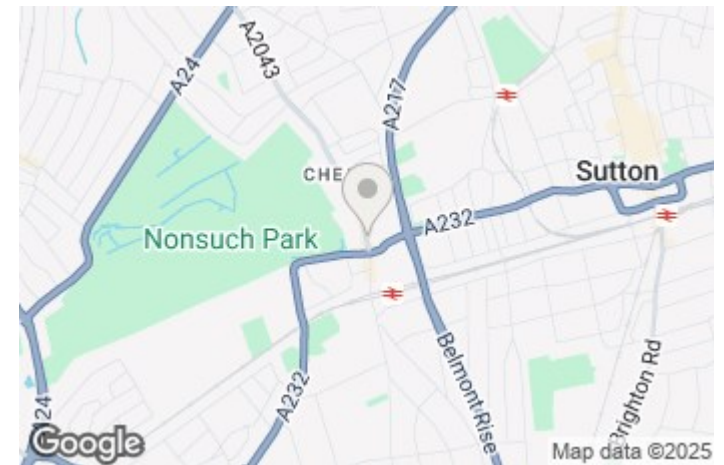
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### Why Williams Harlow

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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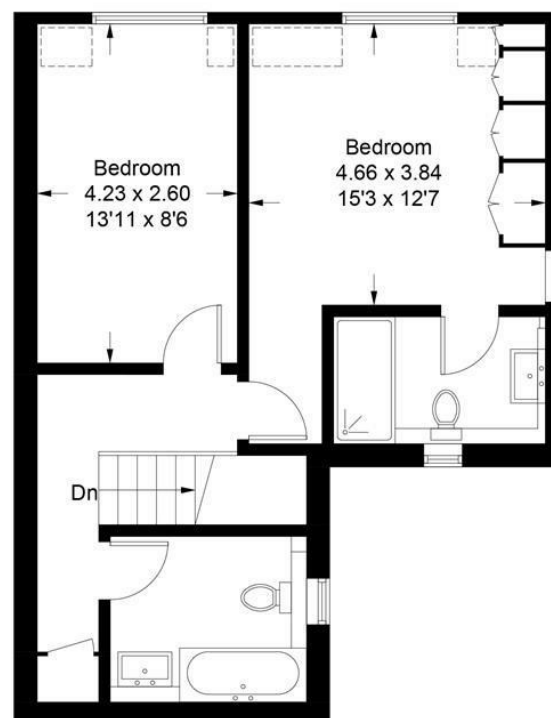
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0"


Approximate Gross Internal Area = 91.2 sq m / 982 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</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>	<b>79</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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. (ID1183204)

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