

**WILLIAMS
HARLOW**

Cheam Office
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The Broadway Cheam, SM3 8BH

WILLIAMS HARLOW IN CHEAM ARE EXCITED TO BRING THIS REFURBISHED ONE BEDROOM FLAT TO THE MARKET. Located on the second floor of a characterful building situated in the centre of Cheam Village, this flat has all the amenities within easy reach. Recently refurbished and consisting of a double bedroom with built-in wardrobe, a bright and light bathroom, a good-size reception room plus a large, eat-in kitchen. Benefitting from secure phone entry and gas central heating. Available immediately on an unfurnished basis. ****NO PARKING****

£1,300 PCM Unfurnished



BUILDING

Located on The Broadway in the centre of Cheam Village with all amenities and transport links close by

ENTRANCE

On the second floor accessed via staircase with additional benefit of secure phone entry

HALLWAY

Provides access to all rooms:

BEDROOM

Double size room with built-in wardrobe

RECEPTION ROOM

Good size room with direct access to hallway and kitchen

KITCHEN

A large, eat-in kitchen with integrated appliances and ample storage and circulation space

BATHROOM

Shower over bath, WC, hand-basin and heated towel rail.

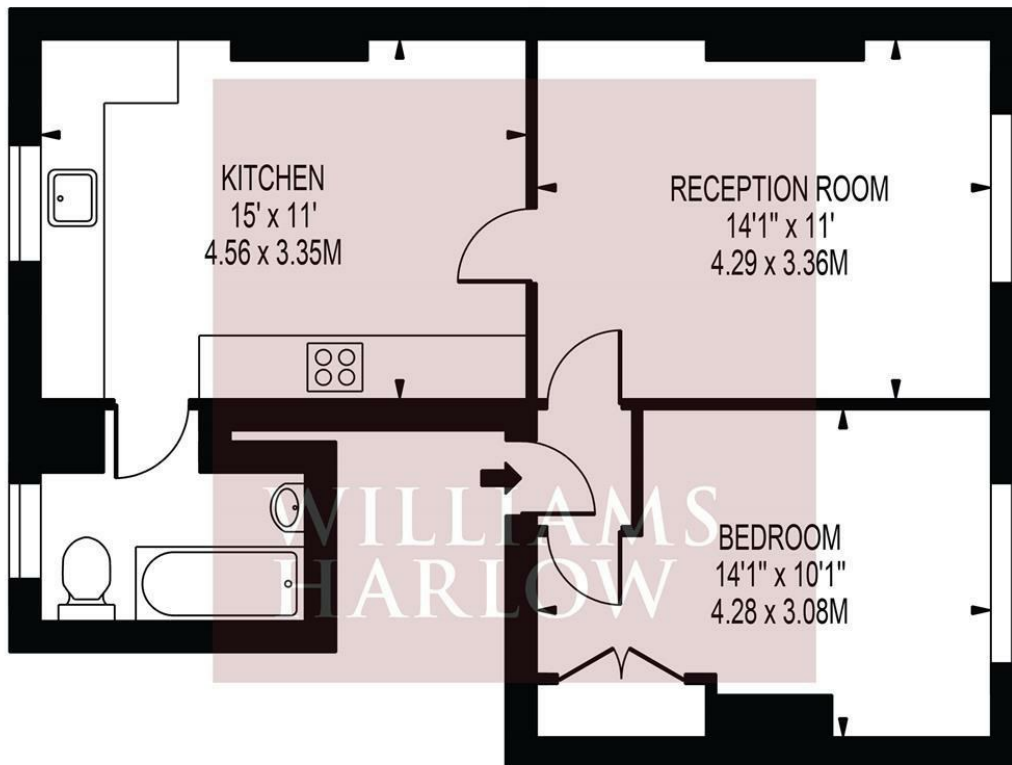
COUNCIL TAX

Council Tax Band C (£2,378.64) 2026 / 27



THE BROADWAY

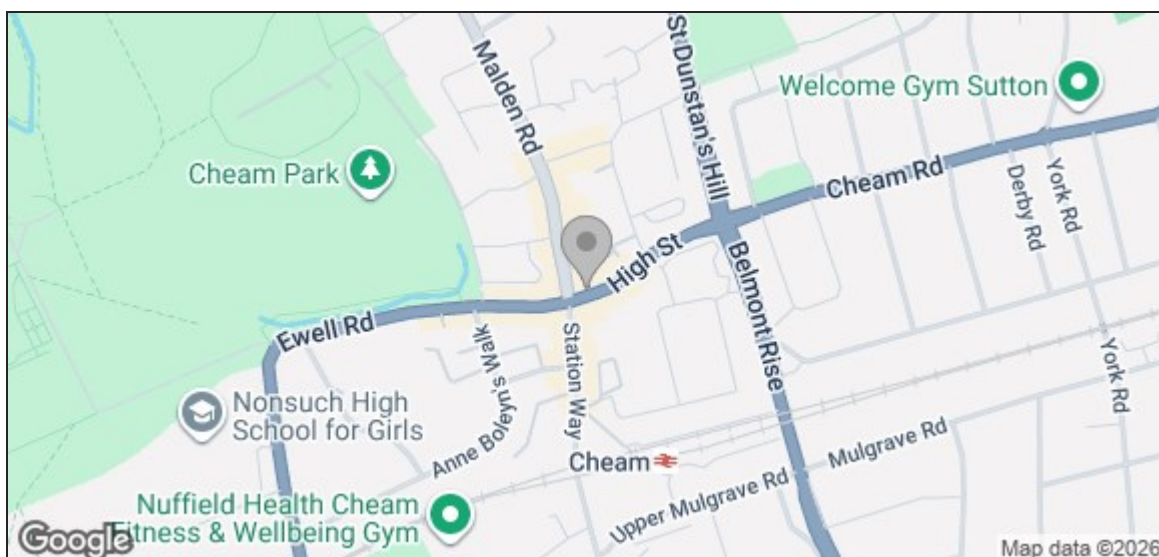
APPROXIMATE GROSS INTERNAL FLOOR AREA: **526 SQ FT - 48.91 SQ M**



SECOND FLOOR

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	62	67

EU Directive
2002/91/EC