



Alberta Avenue, Cheam,
Offers In Excess Of £285,000 - Leasehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – Offered with no onward chain and in excellent condition; this first floor two bedroom maisonette with own garden. Close to both Cheam Village and West Sutton, the location benefits from Sears park and great transport links.

The Property

Two double bedrooms, spacious lounge, separate kitchen and separate bathroom. All wrapped within a well maintained character block, the entrance offers access to only two property's.

Outdoor Space

Accessed from the staircase on the rear of the building, you can access your private rear garden. Communal gardens to the front and a path to the door shred by just two first floor maisonettes. On-road parking is available to the front.

Local Area

Of many Surrey/Greater London towns Cheam Village must be one of the best. Its affluent with elite brands such as Pizza Express, Nero, Waitrose and Prezzo. Train into central London are quick and easy, taking only 35 mins, and buses link the tubes of Morden, the shopping of Kingston and the horse racing of Epsom. West Sutton is the home for Sutton Utd football club and also offers a Thames link served train station.

Why You Should View

A real sense of home, this property will perfectly serve as a nest for an owner occupier. That said it's also an awesome investment.

Local Schools

St Dunstons - State- Mixed - Ages 5 - 11
Homefield Prep - Fee - Boys - 3 - 13
Sutton High - Girls - Fee - 3 - 18
Nonsuch - Girls - Grammar - 11 - 19
Cheam High - Mixed - State - 11 - 19

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 7 mins.
West Sutton Train Stn: Thames Link, Sutton to St Albans Via City Circa 40 Mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.
413 - Morden to Sutton
213 - Kingston To Sutton
151 - Wallington to Worcester Park

Pointers

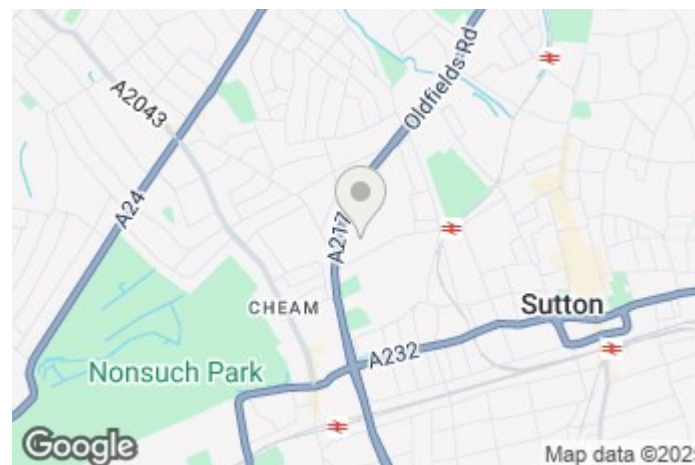
Two Bedrooms – Purpose Built - No Onward Chain - 1st Floor
- Own Rear Garden
- Long Lease - Close to West Sutton and Cheam Village -
Excellent Value for Money

Lease info

189 YRS FROM 1997 - Charges for 2023 - 2024 £1792.

EPC AND COUNCIL TAX

D AND B



Cheam Office

Call: 020 8642 5316

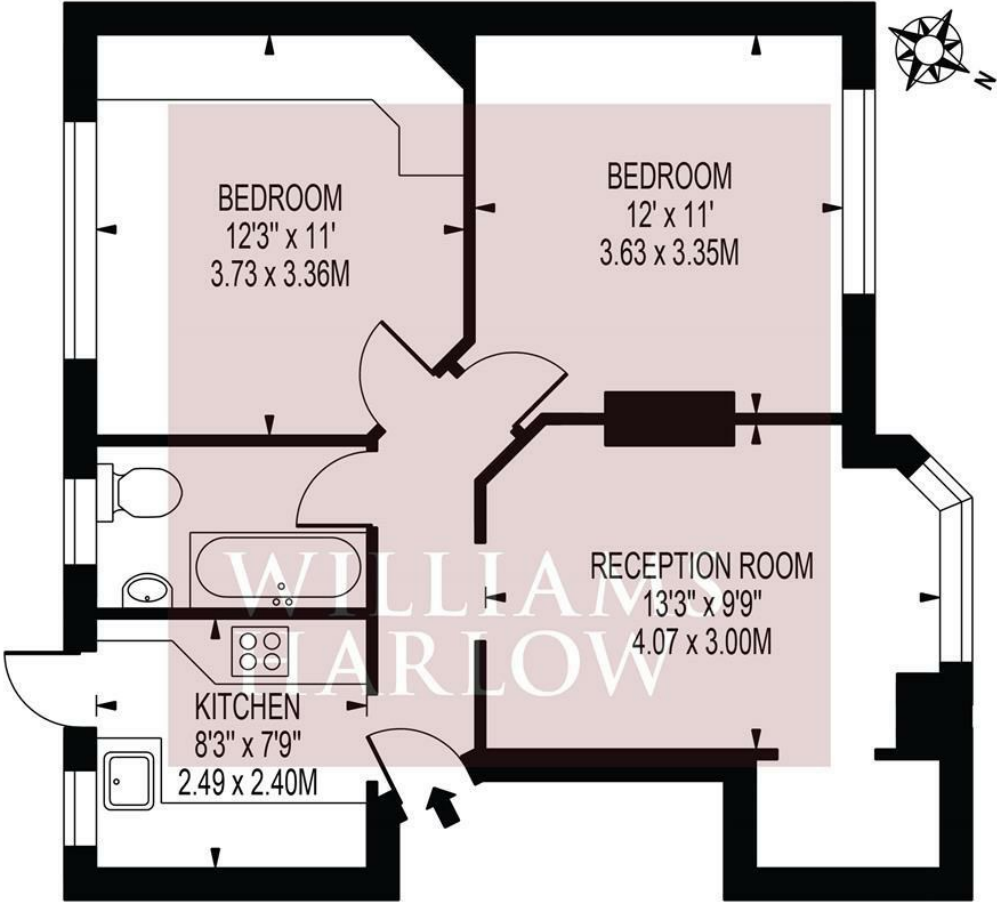
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THE MAISONNETTES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.18 SQ M



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		79
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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