

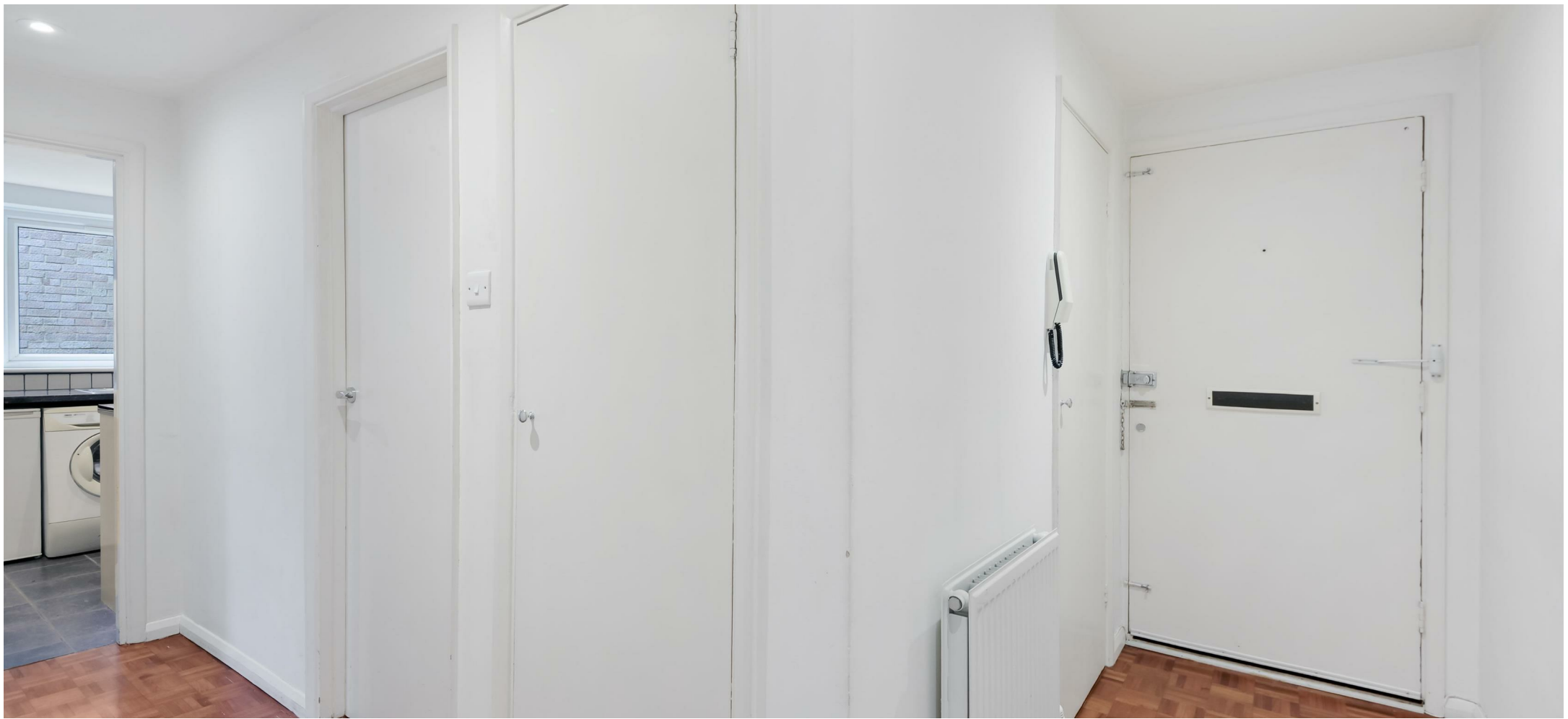


Mulgrave Road, Sutton,  
Offers In Excess Of £255,000 - Leasehold



**WILLIAMS  
HARLOW**



















Williams Harlow Cheam – A purpose built first floor one bedroom flat which is spacious, well presented and offered to market without an onward chain. The property benefits from a long lease, and a convenient location close to Sutton town centre. Ready to view now.

### The Property

A good looking block within pretty grounds. The interior is neutral and you can move straight in and enjoy.

Accommodation comprises of one bedroom, reception room, kitchen, bathroom and entrance hall. The property is an ideal first time buy or down size. The property offers gas central heating and wood parquet flooring as features.

### Outdoor Space

Communal gardens, and entry door system. The gardens are well kept and maintained.

### Local Area

Located on an affluent and popular road between Sutton town centre and Cheam; the amenities are very sought after and include nearby trains, schools, shops and restaurants. Equidistant between Cheam and Sutton train stations, Cheam is a southern service and Sutton has additional Thameslink access. Both can be walked in under 15 minutes.

### Why You Should View

An inviting and easy property to get started on or invest in. The long lease ensures you don't have any future problems regardless of ownership length and we are confident you won't find better in the same location or price range.

### Features

One Bedroom - One Reserved Parking Space- Spacious Lounge  
- Gas Central Heating - Communal Grounds - Entry Phone System - Separate Kitchen - First Floor

### Benefits

Close to Sutton Town Centre - No Onward Chain - Long Lease  
- Close to Schools- One Reserved Parking Space

### 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

### 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

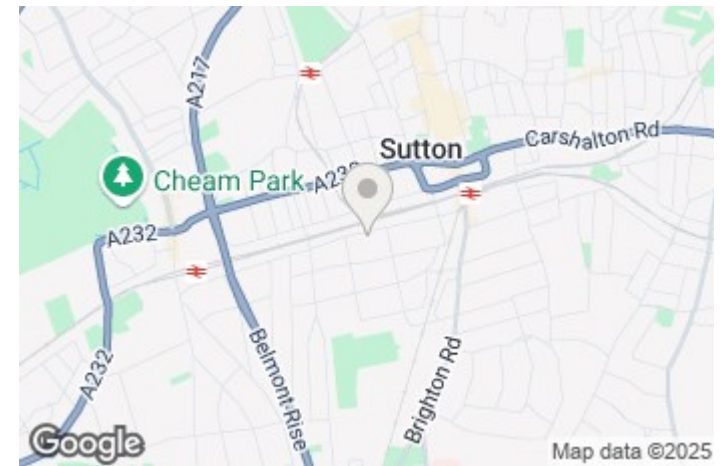
### EPC AND COUNCIL TAX C AND C

### LEASE

The lease has approx 998 at a peppercorn rent and service charges £1200 per annum.

### 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.



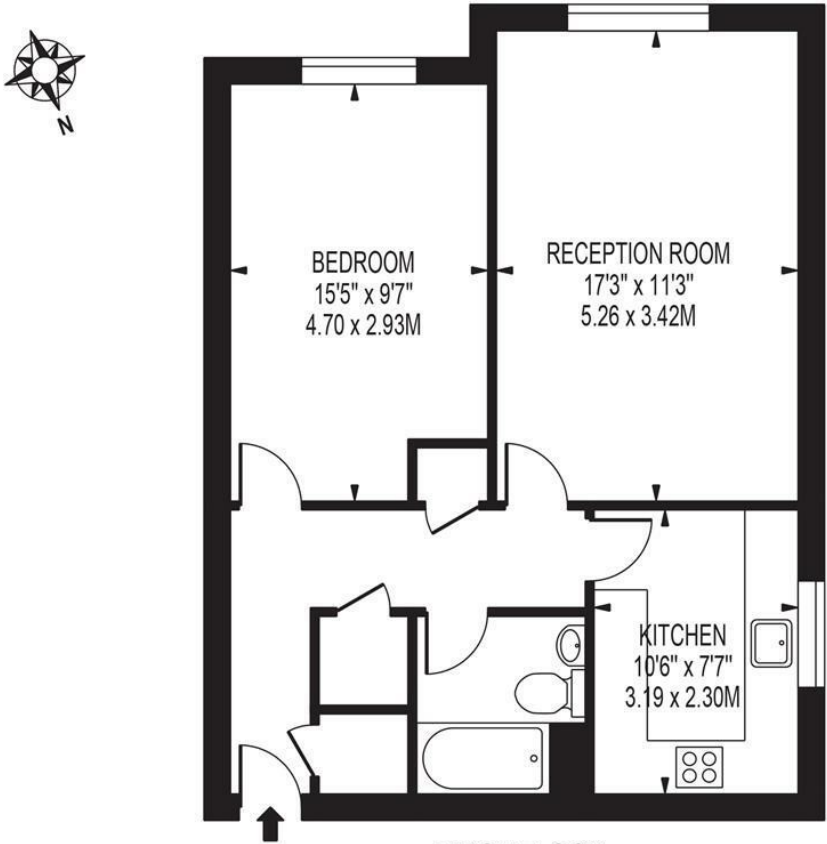
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

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CHESTNUT COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.24 SQ M



FIRST 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	75	79
(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	

