

**WILLIAMS  
HARLOW**

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## 84 Worcester Road Sutton, Surrey SM2 6QQ

WILLIAMS HARLOW IN CHEAM ARE DELIGHTED TO OFFER THIS LARGER THAN AVERAGE ONE BEDROOM APARTMENT. Situated on one of Sutton's popular residential roads, this second floor flat is very well presented throughout and comprising of a large bedroom with fitted wardrobes, bathroom is with a walk in shower and bathtub. There is a further separate WC next to a large utility space which houses the washing machine, boiler and shelving units for storage, a spacious reception room gives access to the modern fitted kitchen with integrated appliances. Off street parking. Available End of April 2022

£1,150



### Reception Room

6.10 x 3.33 (20'0" x 10'11")

### Kitchen

3.35m x 1.83m (10'11" x 6'0" )

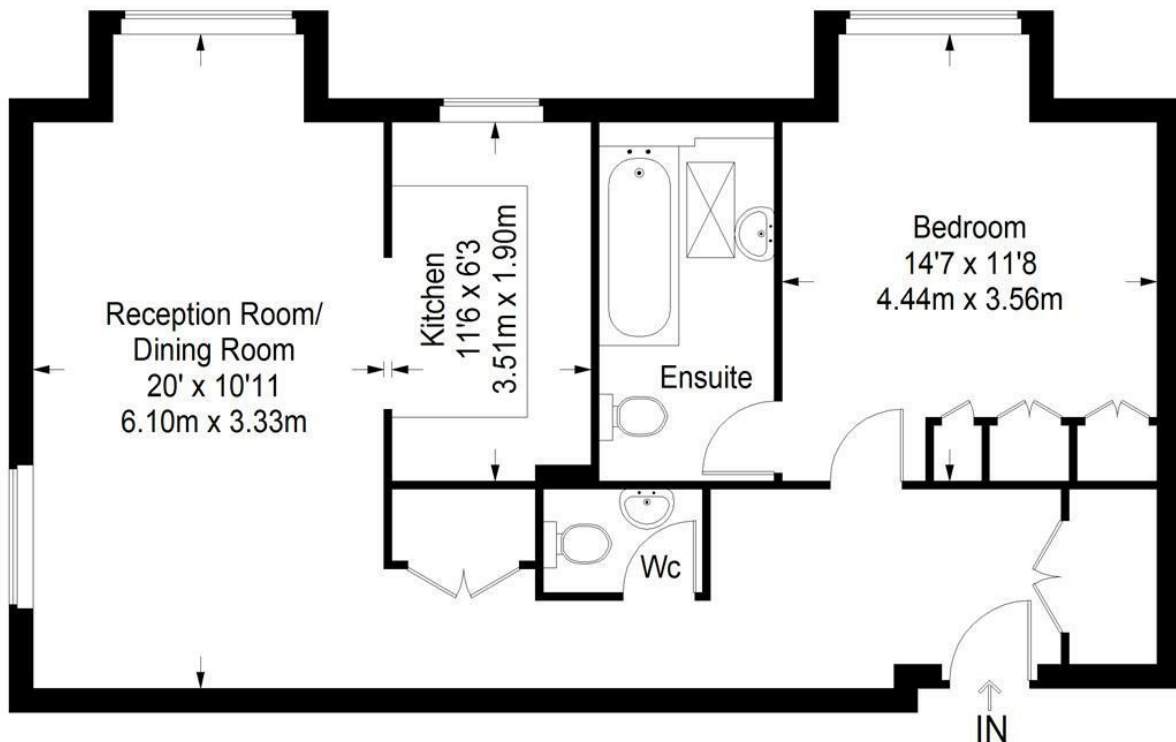
### Bedroom

4.27m x 1.83m (14'0" x 6'0)





## Worcester House

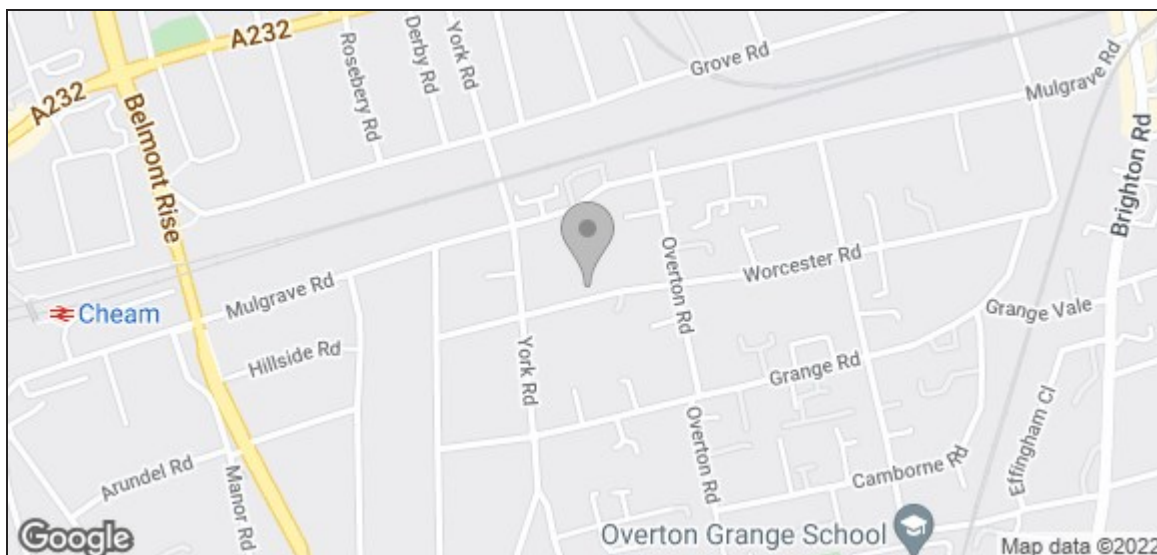


**Third Floor = 654 sq ft**

Approximate Gross Internal Area  
THIRD FLOOR = 654 sq ft / 60.76 sq m  
Total = 654 sq ft / 60.76 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		
England & Wales		
EU Directive 2002/91/EC		