



Hemingford Road, Cheam, SM3 8HL

Offers In Excess Of £350,000 - Leasehold - Share of Freehold



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**WILLIAMS  
HARLOW**



Williams Harlow Cheam – An extra spacious flat with superb room sizes and aspects. Found in a sought after development close to schools, shops, restaurants and transport with the additional benefit of glorious Nonsuch park around the corner. The vendors have loved this property and created a strong sense of home throughout. The modern décor impresses from the get go and suggests little work to move in and enjoy. Ready to view now.

| 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  |



## The Property

One of the most popular developments in Cheam, this handsome building is incredibly sought after. This specific example is a corner flat which makes a difference in terms of room sizes and windows, both are improved. The owners has started a family here and the size definitely lends itself to growth and room to live in. Two double bedrooms with fitted storage are available alongside a large lounge, a modern kitchen and modern bathroom. Practical, the flat offers lots of storage throughout. Equally impressive is the blend of modern décor and homely appeal; it feels a joy to be in.

## Outside Space

Set in pretty communal gardens, this flat offers outside areas to enjoy.

## The Local Area

Located between Cheam Village and Worcester Park High street, this flats enjoys both equally. Found on a side road as you approach North Cheam high street and crossroads, which offers shops, restaurants and supermarkets, you are just as convenient for Nonsuch Park and local transport links. Buses to Morden tube, Kingston town centre, Wimbledon, Epsom and Croydon can be picked up very close by and ensure you are well connected. Cheam is well known for its excellent schooling and you can certainly walk to Cheam High, Cheam Fields and Meadow primary school. Lastly if you haven't already, visit nearby Nonsuch park which is miles of stunning open and green outside space.

## Why You Should Buy

A property which offers something for everyone, size and condition, location and convenience, ease of use and transport. Upsizing, down sizing or investing.

## Vendor Thoughts

"We have loved living here and poured our heart and soul into the property. As our family grows we are looking to buy a house in the local area"

## Local Transport

Trains:

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

Buses:

293 - Epsom to Morden

X26 - Kingston To Croydon

151 - Worcester Park To Wallington

93 - Putney To Cheam

53 - Worcester Park To Belmont

## Features

Two Double Bedrooms - Kitchen - Lounge - Fitted Storage -

Communal Gardens - Share Of Freehold Long Lease

## Benefits

Modern Décor - Close to Everyday Needs - No Work To Do -

Long Lease

## Local Schools

Cheam Fields - 3 - 11 years

Cheam High - 11 - 18

Meadow Primary - 2 - 11

Nonsuch Primary - 3 - 11

And many more under one mile.

## Lease and costs

Each of the 60 flats at Yardley Court own a percentage of the Freehold (Yardley Court Freeholders Limited). The property is also a leasehold with the title: SGL537970. For your information, the lease is dated 20th December 1960 with the term of 999 years starting from 24th June 1960.

The total for the current annual Service Charge FY 2025-26 is £1,500.00.

Ground rent £17 per year

## EPC AND Council Tax

C And C

## Why Williams Harlow

We offer specific and long standing 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

Call: 020 8642 5316

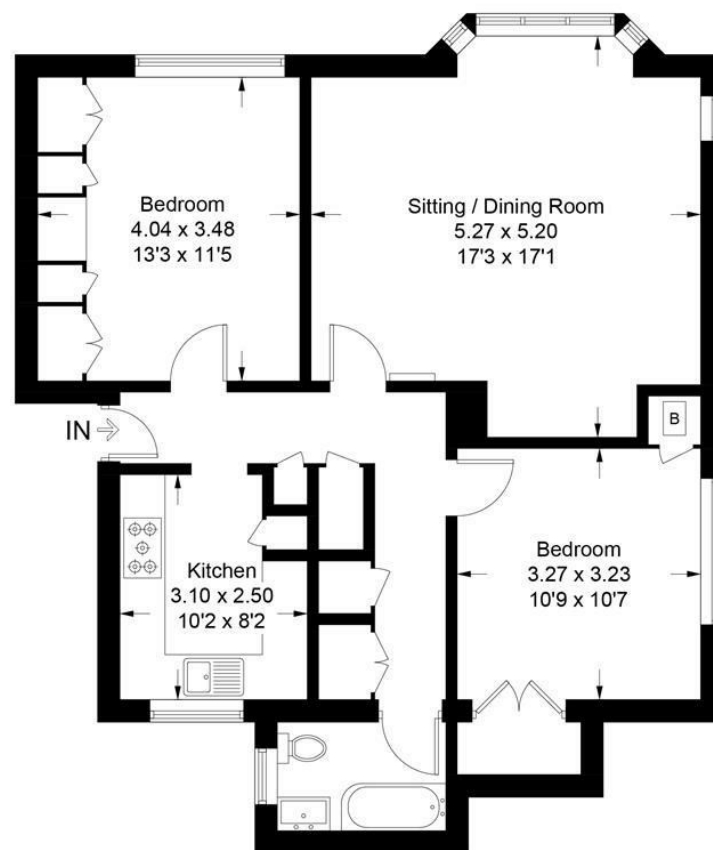
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Approximate Gross Internal Area = 75.9 sq m / 817 sq ft



**First Floor**

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. (ID1301155)

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