

**WILLIAMS
HARLOW**

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60 Sherwood Park Road Sutton, Surrey SM1 2SG

WILLIAMS HARLOW OF CHEAM VILLAGE ARE PLEASED TO OFFER this modern second floor one bedroom converted apartment which is set in a beautiful period building set on a popular prime leafy residential street, walking distance to both Sutton and West Sutton stations. The property is in excellent condition throughout and benefits from a spacious open plan kitchen/reception area, a pleasant communal garden and a long 137 year lease. It would make an ideal first time purchase or for anyone looking for a good investment return. SHARE OF FREEHOLD. CHAIN FREE.

£235,000 - Leasehold



COMMUNAL ENTRANCE

Giving access to communal hallway:

STAIRS TO

PRIVATE FRONT DOOR

Giving access through to:

STAIRS TO

Private landing. Inset lights. Double glazed side aspect window.

Storage area.

LOUNGE/KITCHEN

High and low level modern kitchen units. Breakfast bar. Laminate worktops. Integrated gas hob. Electric fan oven. Extractor fan. Space for fridge-freezer and washing machine. Part tiled walls. Double glazed front aspect window.

BEDROOM

Two double glazed rear aspect windows overlooking the garden.

Inset lights. Radiator.

BATHROOM

Fully tiled walls and floor. Double glazed rear aspect frosted window. Shower cubicle. Low level WC. Hand basin. Heated towel rail. Inset lights.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn

LEASE

Approximately 137 years remaining

MAINTENANCE CHARGES

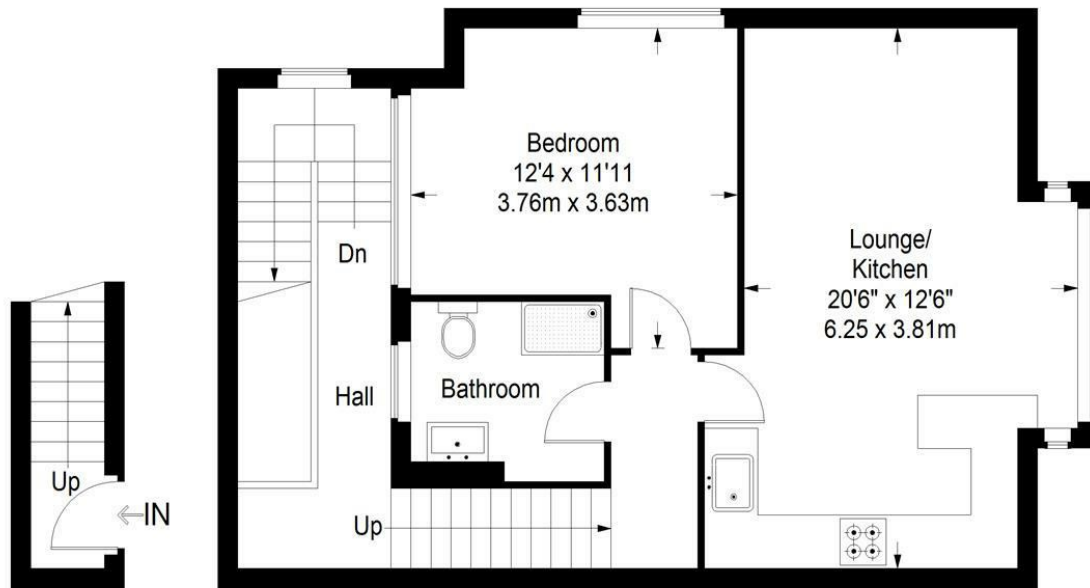
No charges

GROUND RENT

No Ground Rent.



Sherwood Park Road



First Floor
Entrance = 30 sq ft

Second Floor = 592 sq ft

Approximate Gross Internal Area
FIRST FLOOR ENTRANCE = 30 sq ft / 2.79 sq m
SECOND FLOOR = 592 sq ft / 55.00 sq m
Total = 622 sq ft / 57.78 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) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		