



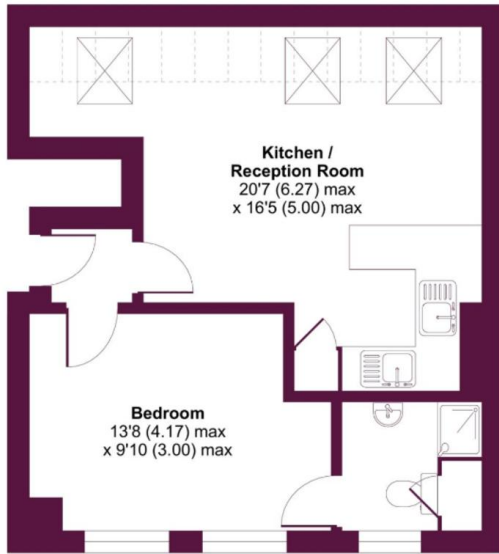
PAUL GRAHAM



575c London Road, Cheam, Sutton, SM3 9AE | **Guide Price £230,000 Leasehold**

This stunning one bedroom flat further features an open plan reception room with a newly fitted kitchen, an en-suite shower room and is located in the centre of North Cheam. This one bedroom flat has been recently refurbished and comes with all new fixtures and fittings. The integrated kitchen comes with a fridge/freezer, induction hob, electric fan oven with cooker hood and integrated washer/dryer. This property is located on North Cheam High Street. North Cheam offers many diverse shops, restaurants and Sainsbury's Superstore. As this flat is above commercial premises there are other local shops and located almost directly is the 93 bus stop. The 93 bus will take you through to Morden Underground Station which is on the Northern Line.

London Road, Cheam, Sutton, SM3



SECOND FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 20' 59" x 16' 50" (7.59m x 6.15m)

BEDROOM 1 13' 66" x 9' 82" (5.64m x 4.83m)

BATHROOM 6' 56" x 5' 67" (3.25m x 3.23m)



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk