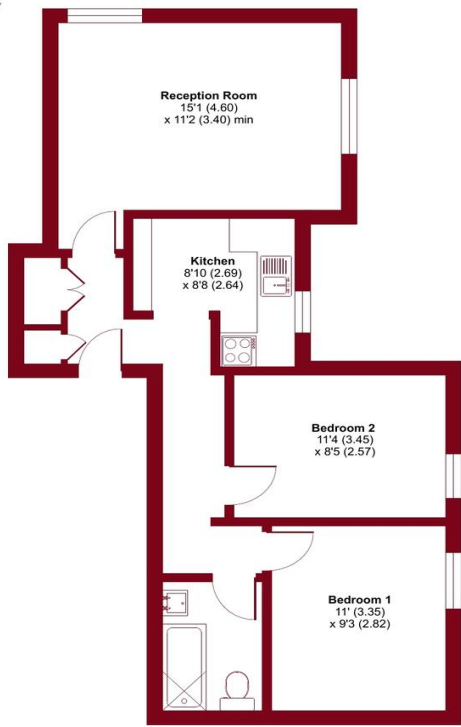


Flat 3, 72 Cheam Road, Sutton, SM1 2SU | Guide Price £300,000 Share of Freehold

A remarkable two-bedroom Share of Freehold flat, featuring an impressive underlying lease with 962 years remaining. Enjoy the convenience of allocated parking, ensuring a stress-free arrival at your doorstep. Inside, the property boasts two double bedrooms, a separate modern kitchen, a family bathroom and a dual-aspect living room that welcomes an abundance of natural light, creating an inviting atmosphere. With good ceiling height throughout, the property effortlessly marries period charm with a modern touch.

Cheam Road, SM1

Approximate Area = 605 sq ft / 56.2 sq m
 For identification only - Not to scale
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom 2024. Produced for Paul Graham. REF: 10769955



ENTRANCE HALL

RECEPTION ROOM 15' 1" x 11' 2" (4.6m x 3.4m)

KITCHEN 8' 10" x 8' 8" (2.69m x 2.64m)

HALLWAY

BEDROOM 1 11' 0" x 9' 3" (3.35m x 2.82m)

BEDROOM 2 11' 4" x 8' 5" (3.45m x 2.57m)

BATHROOM

NO ONWARD CHAIN

ALLOCATED PARKING

SHARE OF FREEHOLD



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	70 C	80 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