

## 440 London Road Sutton, Surrey SM3 8JE

WILLIAMS HARLOW IN CHEAM ARE PLEASED TO PRESENT THIS TWO DOUBLE BEDROOM APARTMENT TO THE MARKET. Conveniently located in the popular area of Cheam, close to the Village High Street and the open space of Nonsuch Park. Comprising two double bedrooms, a spacious lounge and fully fitted kitchen and bathroom with separate WC. Benefitting from gas central heating and double glazing throughout. Available early February on an unfurnished basis.

£1,250 PCM



## ENTRANCE

Four external steps leading to the security accessed door.

## FRONT DOOR

Ground floor level

## HALLWAY

Wood flooring and neutral decor with recessed store cupboard and separate cloakroom

## RECEPTION ROOM

Large carpeted room with double-glazed sash windows.

## BEDROOM 1

Double size, with carpet and feature wallpaper and double-glazed window

## BEDROOM 2

Double size with neutral decor, double glazed window and recessed store cupboard

## KITCHEN

Fully equipped kitchen, tastefully designed with plenty of cupboard space and double glazed window

## BATHROOM

Large double size shower cubicle, heated towel rail, hand basin and double-glazed frosted window

## WC

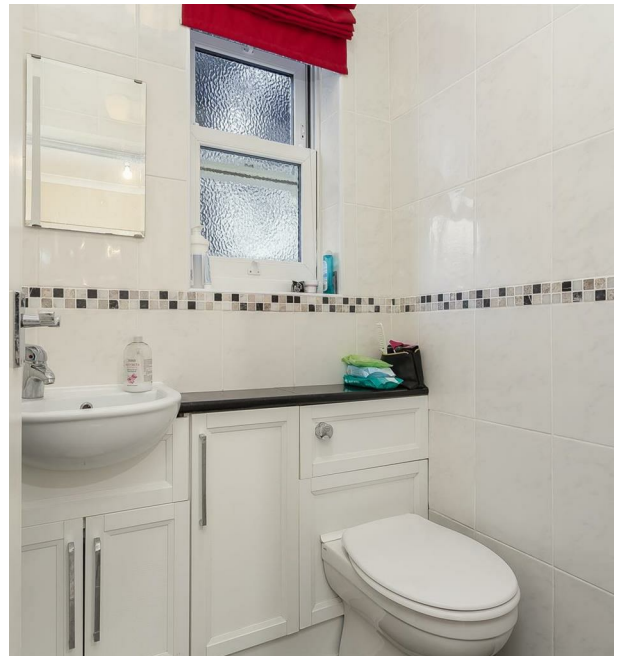
WC and hand-basin and double glazed frosted window

## OUTSIDE

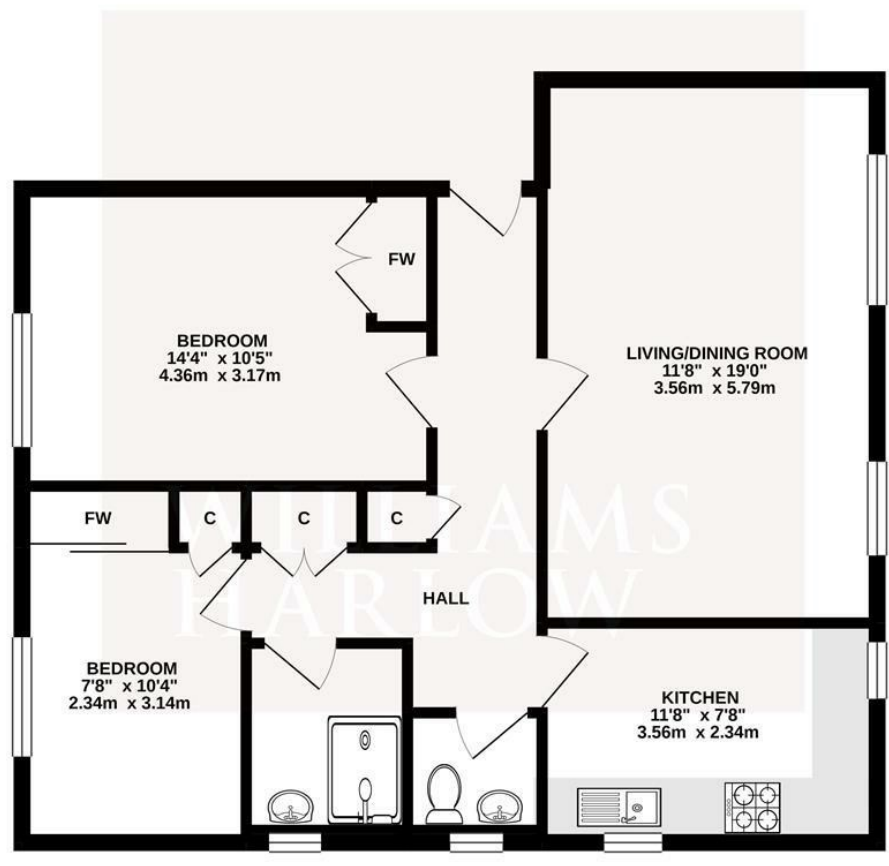
Allocated car parking space

## COUNCIL TAX

Council Tax Band C (£1,565.06) 2020/21



**GROUND FLOOR**



**TOTAL APPROXIMATE FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)**

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

KEY: C = CUPBOARD, A/C = AIRING CUPBOARD, FW = FITTED WARDROBE, LD = LARDER, ES = EAVES STORAGE, RHH = REDUCED HEAD HEIGHT

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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>		72	77
(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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			