



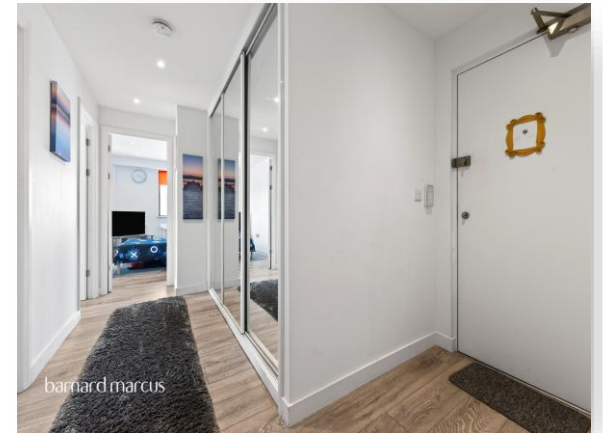
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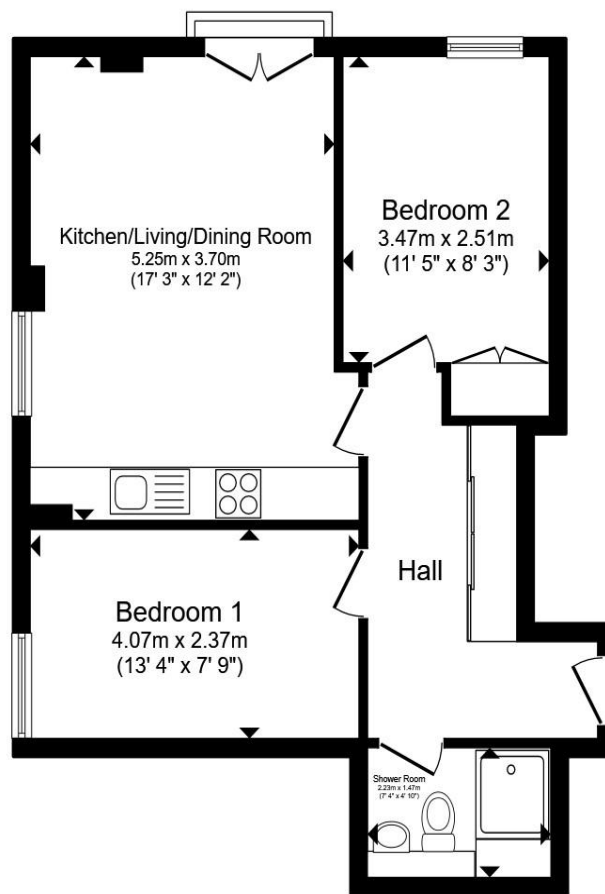
Printwork Apartments London Road, Cheam Sutton SM3 9BN

welcome to

Printwork Apartments London Road, Cheam Sutton

Spacious two-bedroom first floor apartment featuring a bright open-plan kitchen/living/dining area with Juliet balcony. Two double bedrooms, modern bathroom, storage and allocated parking, ideally located near Worcester Park station and Morden Underground with fast links to London.





1st Floor



Total floor area 51.9 m² (558 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A spacious two-bedroom first floor apartment offering over 550 sq ft of bright and thoughtfully arranged accommodation. The property centres around a generous open-plan kitchen/living/dining room measuring approximately 5.25m x 3.70m, further complemented by ample natural light and a Juliet balcony. Both bedrooms are well-sized and can accommodate double beds, providing flexible living arrangements.

A modern bathroom suite is conveniently located off the hallway, alongside useful storage space.

Additional benefits include an allocated parking space.

The property is ideally situated on the border of Worcester Park and North Cheam, conveniently positioned for easy access into London. Nearby Worcester Park railway station (Zone 4) provides direct links to London Waterloo in under 30 minutes. Alternatively, many residents commute via Morden Underground station, which is accessible via regular bus services in approximately 15 minutes.

The area offers a wide range of local amenities, as well as a selection of pubs and bars to suit a variety of tastes. Families are particularly drawn to the area due to its abundance of highly regarded schools and no fewer than seven parks, including the expansive and picturesque Nonsuch Park, formerly the site of Henry VIII's Nonsuch Palace.

welcome to

Printwork Apartments London Road, Cheam Sutton

- Spacious Two Bedroom Apartment
- Allocated Parking Space
- Open Plan Living
- Juliet Balcony
- Lift Serviced Apartment Block

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1681.75

Ground Rent: 295.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2015.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WCP108414



Property Ref:
WCP108414 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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