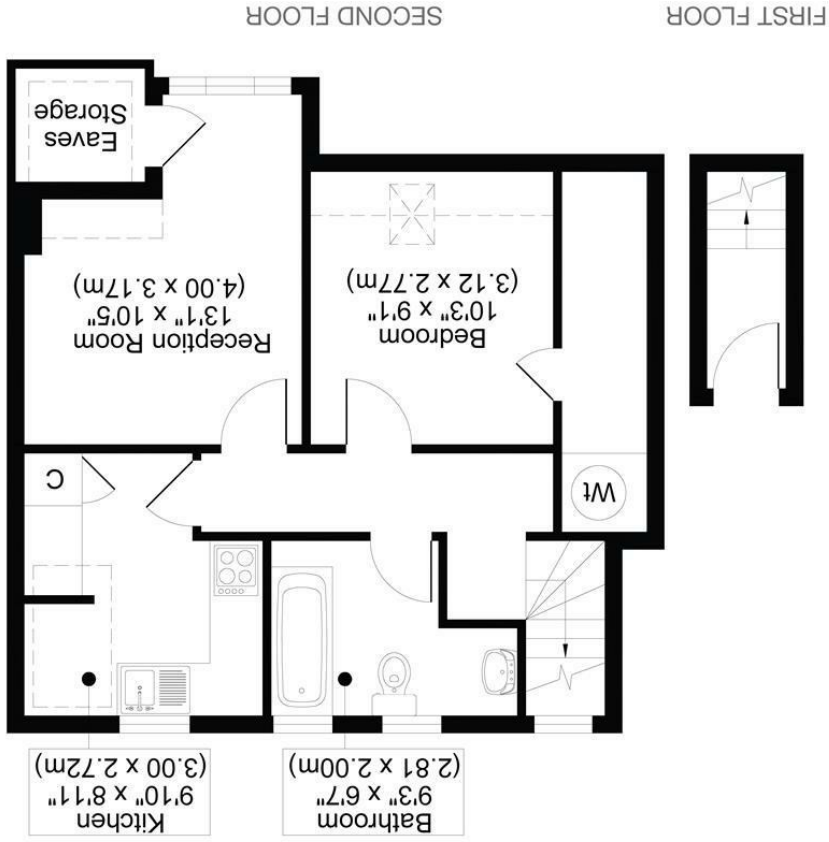




CHRISTIES



STATION WAY, SM3  
TOTAL APPROX FLOOR PLAN AREA INCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 525 SQ.FT (49 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING EAVES STORAGE & RESTRICTED HEAD HEIGHT 457 SQ.FT (42 SQ.M)



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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR

SECOND FLOOR



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CHRISTIES



\*LEASE CURRENTLY BEING EXTENDED TO 100 YEARS\*

OFFERED CHAIN FREE, THIS NEATLY PRESENTED SECOND FLOOR PURPOSE-BUILT APARTMENT IS ACCESSED VIA ITS OWN FRONT DOOR AND PROVIDES A COMFORTABLE 457 SQUARE FEET OF ACCOMMODATION TO INCLUDE A SPACIOUS BEDROOM WITH WALK-IN WARDROBE, SEPARATE RECEPTION ROOM AND WELL-EQUIPPED KITCHEN.

BENEFITTING FROM A PRIVATE PARKING SPACE TO THE REAR, THIS IDEAL FIRST PURCHASE IS CONVENIENTLY LOCATED IN THE HEART OF CHEAM VILLAGE, CLOSE TO LOCAL SHOPS AND STATION, WITH ITS FAST AND FREQUENT SERVICES TO CENTRAL LONDON.

86-YEAR LEASE REMAINING  
GROUND RENT - £100 PER YEAR  
BUILDING INSURANCE - £143.98 PER YEAR

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- ONE BEDROOM SECOND FLOOR APARTMENT
- CONVENIENT CENTRAL CHEAM LOCATION FOR SHOPS & STATION
- CHAIN FREE
- COUNCIL TAX BAND: E
- EPC RATING: D

