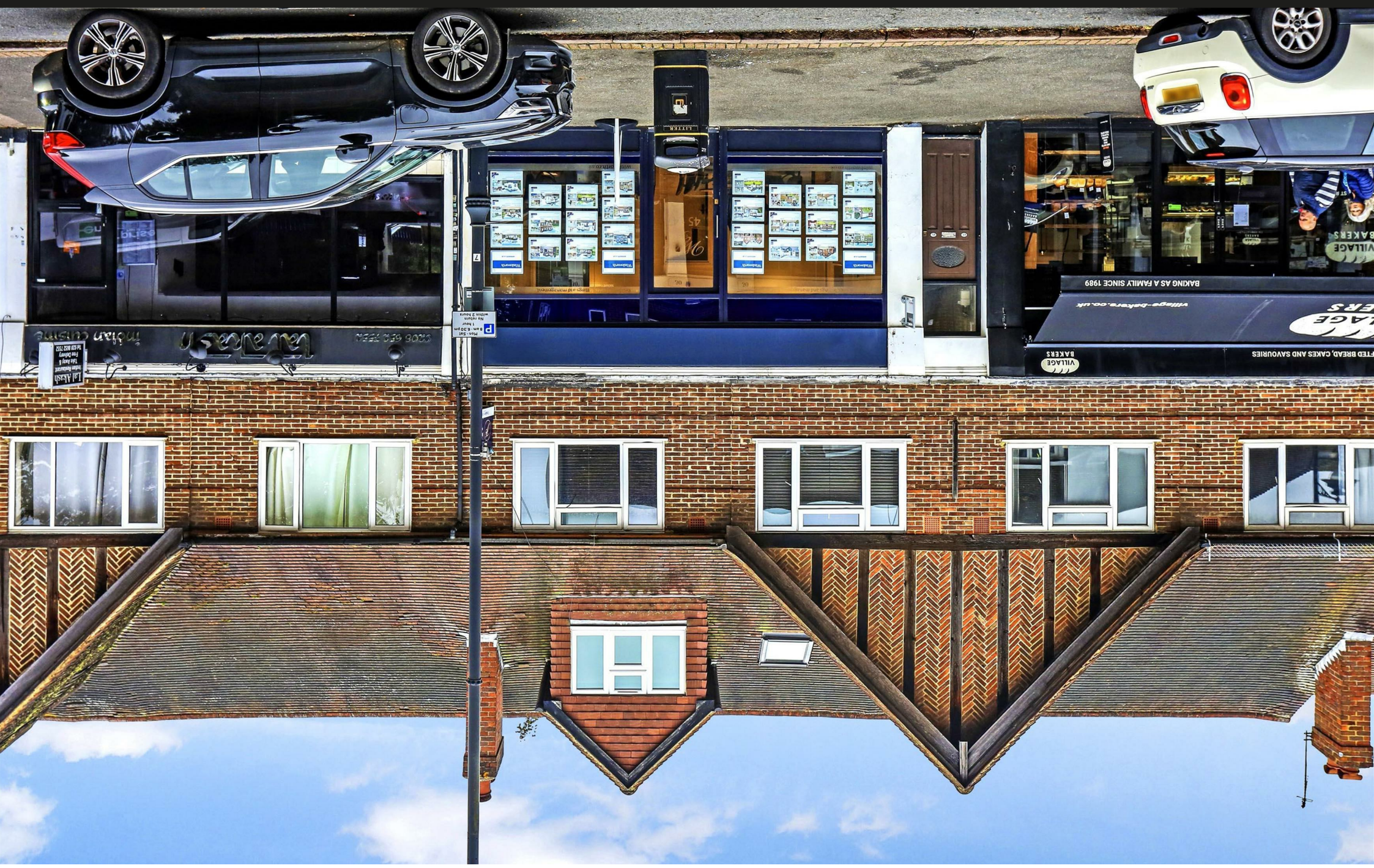
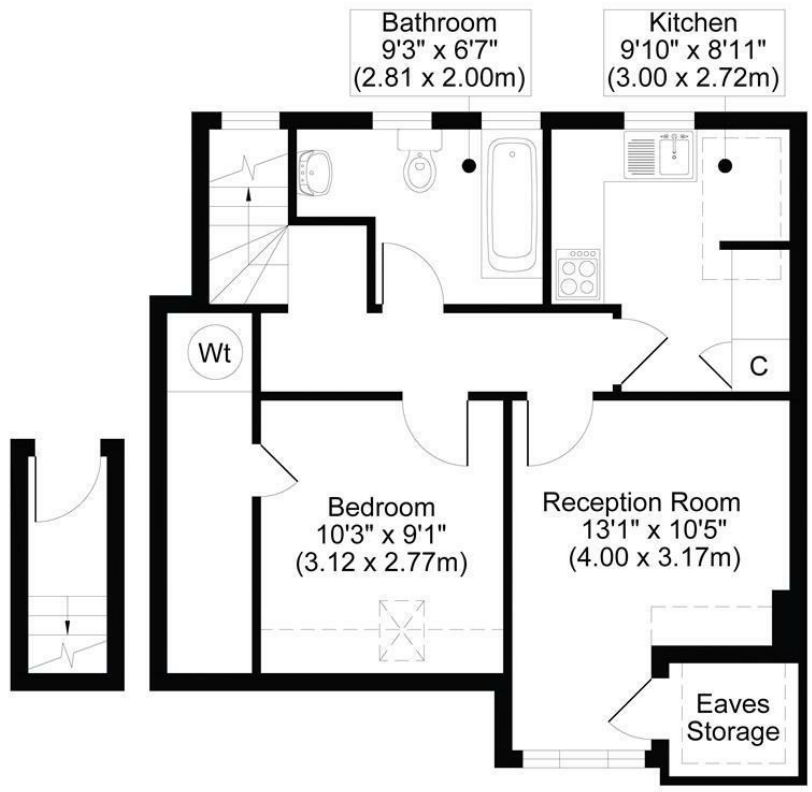


STATION WAY, SM3

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)



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.

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Station Way, Cheam SM3 8SD

Guide Price £200,000

CHAIN FREEGUIDE PRICE £200,000-£225,000**
Location, convenience and rarity combine at Station Way – A well-presented apartment positioned in the heart of Cheam High Street, benefitting from the highly sought-after advantage of private parking.

Ideally situated moments from a wide range of shops, restaurants and transport links, this property offers a superb opportunity for first-time buyers, investors or those seeking a well-connected home. The accommodation comprises a bright reception room, a separate kitchen, a comfortable double bedroom and a well-appointed bathroom. Additional eaves storage provides useful practicality.

A particularly notable feature is the inclusion of off-street parking, a rare and valuable asset for properties in this central location.

Combining convenience, practicality and a prime setting, Station Way represents an excellent opportunity to acquire a well-located apartment in the heart of Cheam.

100-year lease remaining
Ground rent - £100 per year
Building Insurance - £143.98 per year

To arrange your viewing, don't delay & please call our experienced sales team today on 0208 770 1625

- ALLOCATED PARKING SPOT
- CONVENIENT CENTRAL CHEAM LOCATION FOR SHOPS & STATION
- CHAIN FREE
- COUNCIL TAX BAND: B
- EPC RATING: D







