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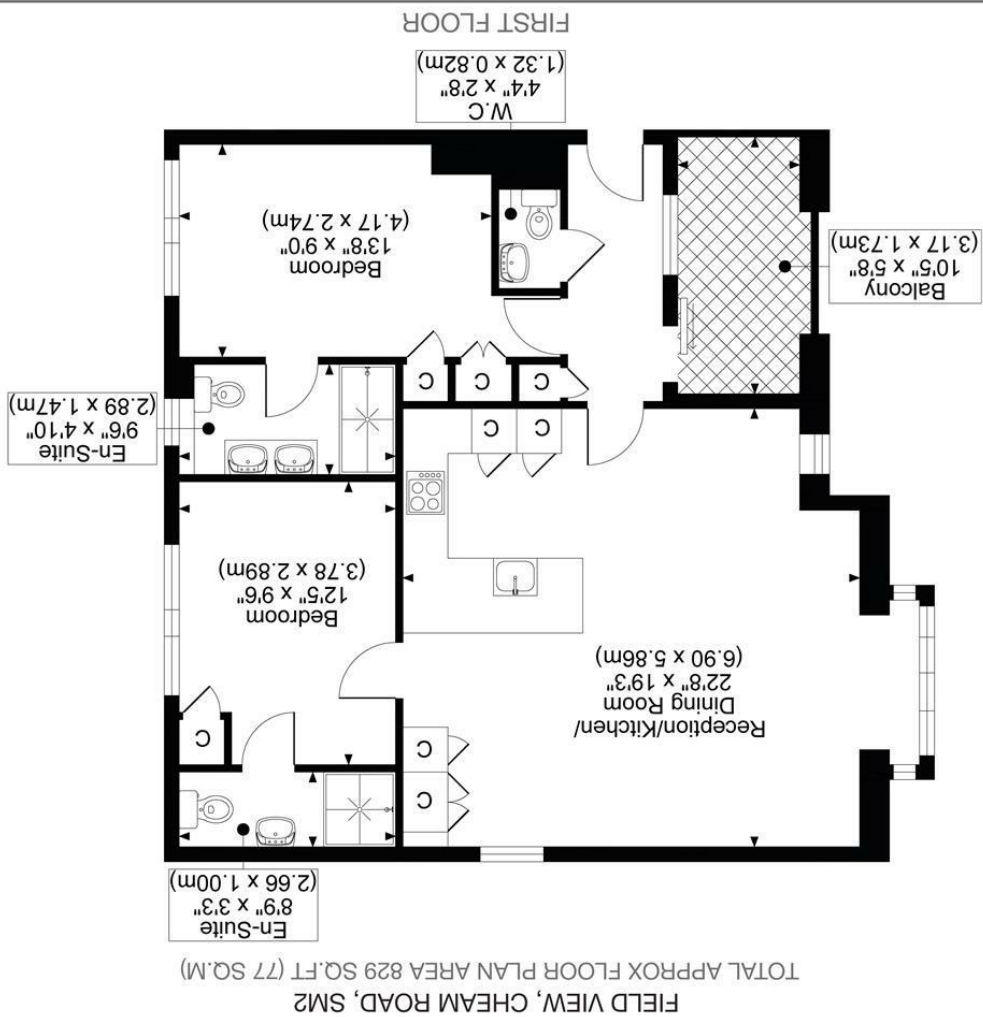
RICS

The Property
Ombudsman

CHRISTIES

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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.



CHRISTIES



CHEAM ROAD, CHEAM SM2 7LQ

GUIDE PRICE £550,000

A BEAUTIFULLY PRESENTED AND EXCEPTIONALLY WELL-APPOINTED TWO-BEDROOM FIRST-FLOOR APARTMENT, FORMING PART OF THE HIGHLY REGARDED GATED FIELD VIEW DEVELOPMENT ON CHEAM ROAD, SM2. COMPLETED IN 2022 TO A HIGH SPECIFICATION, THIS IMPRESSIVE 850 SQ. FT RESIDENCE OFFERS A SUPERB BLEND OF CONTEMPORARY DESIGN, GENEROUS PROPORTIONS, AND QUALITY CRAFTSMANSHIP.

THE PROPERTY FEATURES A STUNNING OPEN-PLAN KITCHEN AND RECEPTION ROOM WITH ACCESS TO A PRIVATE BALCONY, TWO WELL-PROPORTIONED DOUBLE BEDROOMS AND TWO STYLISH CONTEMPORARY BATHROOMS. FURTHER BENEFITS INCLUDE ALLOCATED PARKING WITH A DEDICATED EV CHARGING POINT, AS WELL AS A LARGE COMMUNAL GARDEN FOR RESIDENTS TO ENJOY.

SITUATED DIRECTLY OPPOSITE HOWELL HILL NATURE RESERVE, THE PROPERTY ENJOYS STUNNING OPEN VIEWS AND A WONDERFUL SENSE OF GREENERY AND TRANQUILLITY. BOTH EWELL EAST AND CHEAM STATIONS ARE WITHIN EASY WALKING DISTANCE, OFFERING EXCELLENT CONNECTIONS INTO CENTRAL LONDON, WITH A WIDE RANGE OF LOCAL AMENITIES CLOSE BY.

FIELD VIEW PRESENTS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SOPHISTICATED MODERN HOME WITHIN A SECURE GATED DEVELOPMENT, COMBINING STYLISH INTERIORS, PRIVATE OUTDOOR SPACE, COMMUNAL GARDENS, AND AN ENVIABLE NATURAL OUTLOOK.

LEASE REMAINING: 995 YEARS (ADVISED BY VENDOR)
ANNUAL SERVICE CHARGE: £1,200 (ADVISED BY VENDOR)

- ALLOCATED PARKING SPACE
- SPACIOUS TWO-BEDROOM FIRST FLOOR APARTMENT
- IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING ROOM
- COUNCIL TAX BAND D
- EPC RATING B

