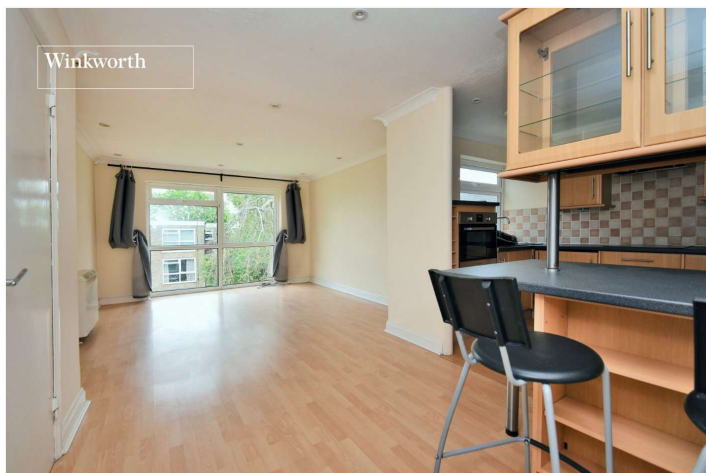
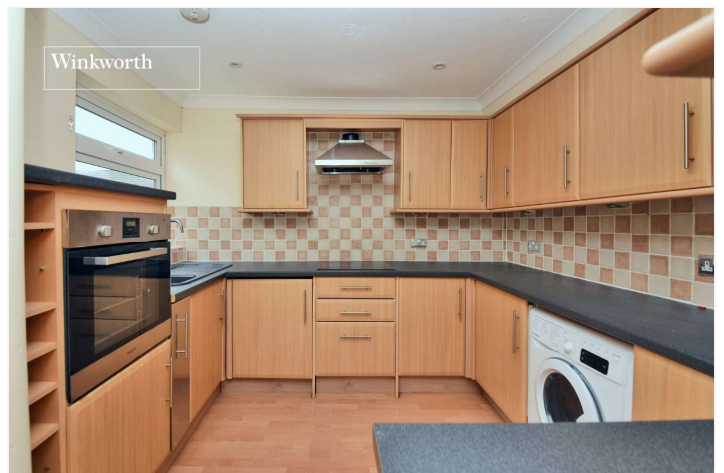




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CHANCTONBURY GARDENS, SUTTON, SM2
£235,000 LEASEHOLD

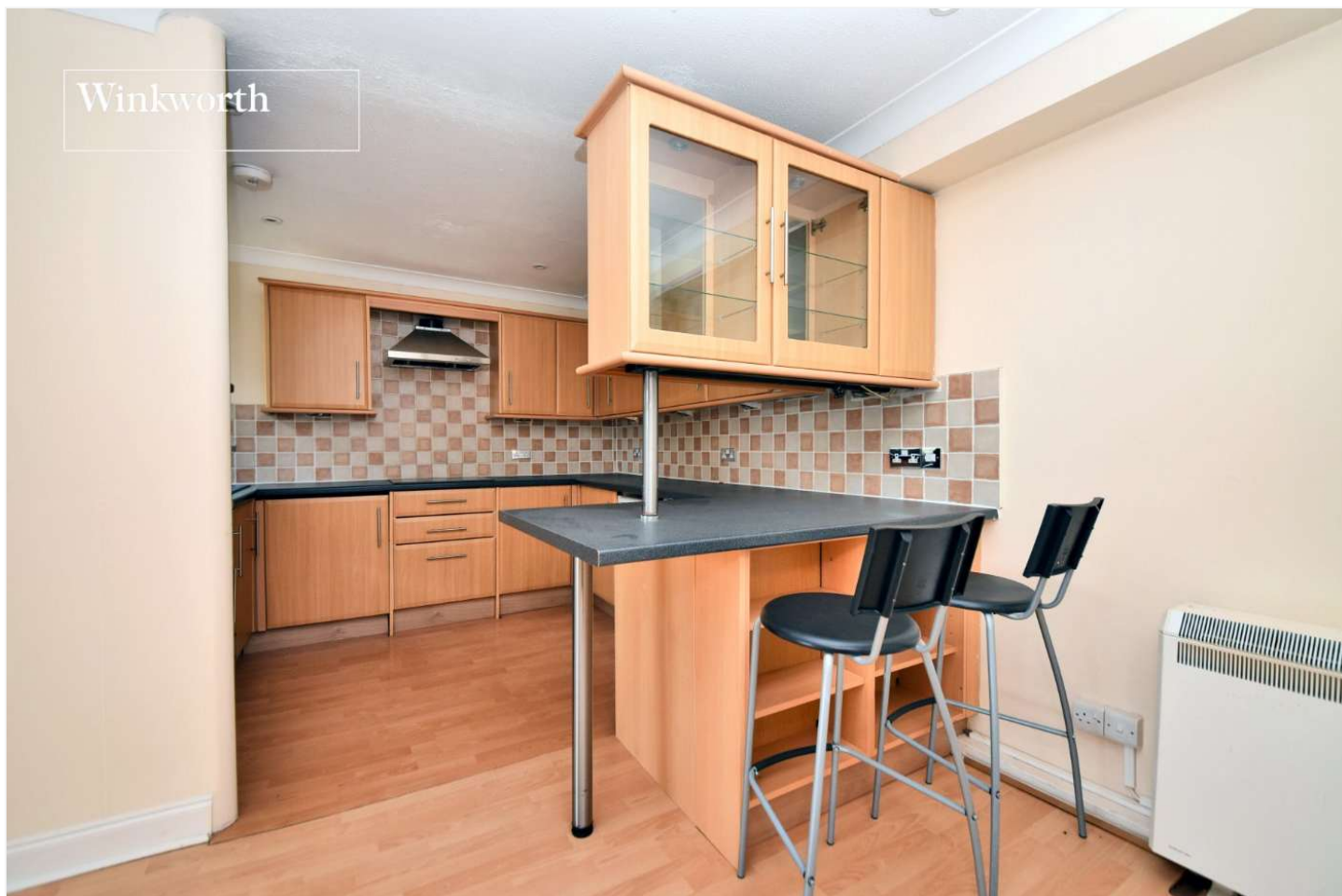
**A SECOND FLOOR APARTMENT FEATURING OPEN-
PLAN KITCHEN LIVING ROOM AND GARAGE EN BLOC
LOCATED APPROX. 0.7MILE FROM SUTTON STATION**

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AT A GLANCE

- Second Floor Apartment
- One Double Bedroom
- Spacious Living/Dining Room
- Modern Open-Plan Kitchen
- Fully Tiled Bathroom
- Garage en-bloc
- 0.7 Mile Walk to Sutton Station
- No Onward Chain
- Well-Maintained Shared Gardens
- Lease Extended Upon Completion

DESCRIPTION

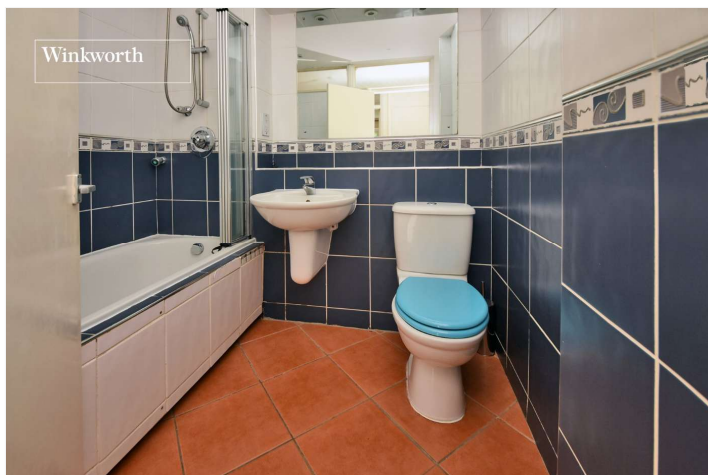
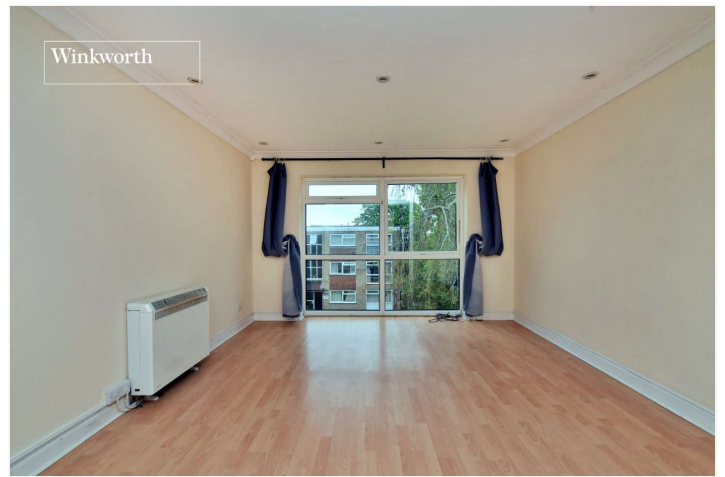
Benefitting from a brand-new lease upon completion, this spacious one-bedroom second-floor apartment also includes a garage en bloc and is ideally located approximately 0.7 miles from Sutton railway station, offering fast and frequent services into central London.

The accommodation comprises a welcoming entrance hall with two useful storage cupboards, a bright and generously sized living/dining room with an open-plan kitchen and breakfast bar, a well-proportioned double bedroom, and a modern bathroom.

Externally, the development is set within well-maintained communal gardens, providing a pleasant space for outdoor relaxation, in addition to the benefit of a garage en bloc.

The vendor has advised that the lease will be extended to 125 years upon completion. The ground rent is £10 per annum, and the service charge is £1,418.40 per annum, payable quarterly at £354.60. (We recommend all information is verified by your conveyancer.)

The property is well positioned for local amenities, with Cheam Village offering a charming selection of shops, cafés, and restaurants, as well as the beautiful open spaces of Nonsuch Park. Sutton town centre provides a more extensive range of shopping and leisure facilities. Excellent transport links are available via Sutton railway station, Belmont railway station, and Cheam railway station, all offering convenient routes into London, alongside a variety of bus services connecting to Epsom, Kingston, and Heathrow.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 23'2" x 12'1" max (7.06m x 3.68m max)

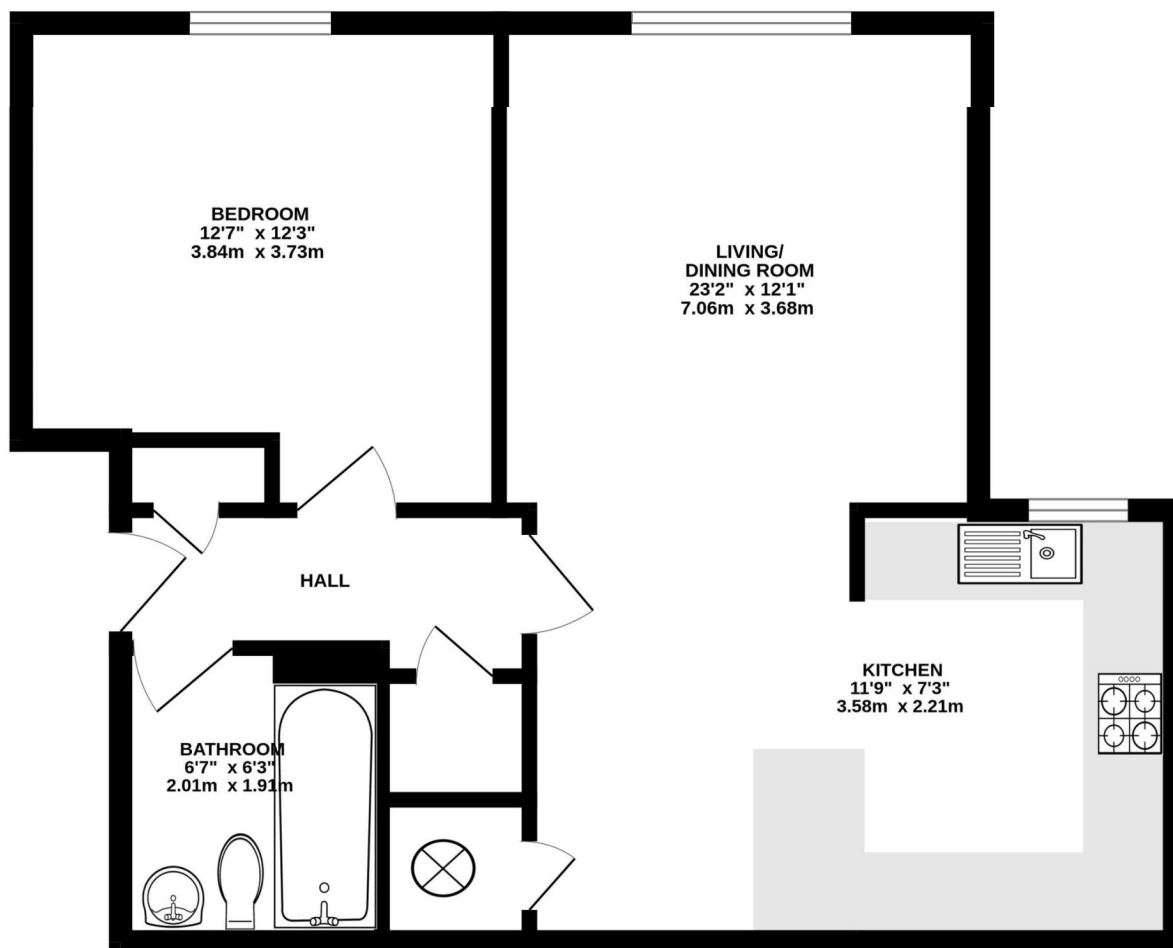
Kitchen - 11'9" x 7'3" max (3.58m x 2.2m max)

Bedroom - 12'7" x 12'3" max (3.84m x 3.73m max)

Bathroom - 6'7" x 6'3" max (2m x 1.9m max)

Garage En-Bloc





SECOND FLOOR FLAT

Chanctonbury Gardens, Sutton SM2 6RG
INTERNAL FLOOR AREA (APPROX.) 580 sq ft/ 54.0 sq m.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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