



Haredon House

SM3

1, 2, and 3 Bedroom Luxury Apartments



Haredon House

A premium collection of 1, 2 & 3 bedroom apartments in North Cheam, south-west London. Designed with modern living, efficiency and long-term value in mind.

Haredon House brings together a thoughtfully designed collection of modern apartments in a well-connected south-west London location. Forming part of a wider development of 94 homes, this final release includes 27 apartments.

The communal areas have been designed to create a welcoming and contemporary environment for residents. Carpeted corridors with modern painted finishes complement the stylish entrance areas, while two passenger lifts provide convenient access throughout the building.

Residents also benefit from a video door entry system, 24 hour smart parcel lockers, secure cycle storage and landscaped communal gardens, creating a practical and comfortable living experience. On-site parking is also available.

Heating and hot water are provided via an efficient electric system, including Wi-Fi controlled radiators for flexible temperature management. Bathrooms additionally feature underfloor heating for enhanced comfort.



Apartments are fully prepared for modern connectivity, with broadband pre-wiring, fibre-ready infrastructure and television points installed within living areas.

Security and safety have been carefully considered throughout the development, with multipoint locking entrance doors, fob controlled access systems, CCTV monitoring and a sprinkler system installed across the building.

Selected apartments further benefit from private balconies, while all residents have access to the landscaped communal gardens and secure bike storage facilities. The development is covered by a 10year structural warranty, providing buyers with additional peace of mind.





Interiors & Finish

Every apartment at Haredon House has been designed with attention to detail, combining contemporary finishes with practical modern features.

Stylish fitted kitchens include gloss grey cabinetry, integrated Hotpoint appliances, quartz worktops and full-height cabinetry, creating clean and functional spaces.

Living areas are finished with stylish grey LVT flooring, while bedrooms are fitted with soft silver-grey carpets to create a warm and comfortable atmosphere. Neutral décor throughout each apartment provides a versatile and timeless interior finish ready for personal styling.

Bathrooms have been finished to a high standard with full-height porcelain wall tiling and matching porcelain tiled flooring. Contemporary fittings are complemented by baths with overhead showers, heated towel rails and the added luxury of underfloor heating.

Attention to detail continues with black internal doors and matching ironmongery, alongside double-glazed windows.

Smart technology, including Wi-Fi controlled heating, fibre-ready broadband and video entry systems, further enhance convenience.

Key features

- Integrated Hotpoint kitchen appliances
- Quartz worktops and splashbacks
- Full-height porcelain bathroom tiling
- Underfloor heating to bathrooms
- Wi-Fi controlled electric radiators
- Grey LVT flooring to living areas
- Landscaped communal gardens
- Video entry system
- Smart parcel lockers
- Secure cycle storage
- CCTV and fob access
- Selected apartments with balconies
- Fibre-ready connectivity



10 Year Structural Warranty

Home owners benefit from a 10 Year Structural Warranty is with ICW.



Fourth floor

1 & 2 Bedroom Apartments

69 2 Bedroom

Living/Kitchen/ Dining area	29 m ²	(312 ft ²)
Bedroom 1	11 m ²	(118 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	10 m ²	(107 ft ²)
Total floor area	72 m ²	(770 ft ²)

68 2 Bedroom

Living/Kitchen/ Dining area	21 m ²	(226 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	5 m ²	(53 ft ²)
Total floor area	53 m ²	(567 ft ²)



2 Bedroom

Living/Kitchen/ Dining area	24 m ²	(258 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Bedroom 2	9 m ²	(96 ft ²)
Hall	8 m ²	(86 ft ²)
Total floor area	57 m ²	(610 ft ²)

1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)
Total floor area	39 m ²	(417 ft ²)



72 1 Bedroom

Living/Kitchen/ Dining area	18m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)

74 2 Bedroom

Living/Kitchen/ Dining area	20 m ²	(215 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	5 m ²	(53 ft ²)

Total floor area 54 m² (578 ft²)

75 1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)

73 2 Bedroom

Living/Kitchen/ Dining area	24 m ²	(258 ft ²)
Bedroom 1	14 m ²	(150 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	8 m ²	(86 ft ²)

Total floor area 69 m² (738 ft²)

73

75

Fourth floor

1, 2 & 3 Bedroom Apartments

76 2 Bedroom

Living/Kitchen/ Dining area	20 m ²	(215 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	5 m ²	(54 ft ²)
Total floor area	54 m²	(578 ft²)

78 1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)
Total floor area	39 m²	(417 ft²)

1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)

1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)

1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)



83 1 Bedroom

Living/Kitchen/ Dining area	34 m ²	(366 ft ²)
Bedroom 1	14 m ²	(150 ft ²)
Hall	6 m ²	(64 ft ²)

Total floor area 62 m² (663 ft²)

82 1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)



1 Bedroom

Living/Kitchen/ Dining area	18 m ²	(193 ft ²)
Bedroom 1	10 m ²	(107 ft ²)
Hall	3 m ²	(32 ft ²)

Total floor area 39 m² (417 ft²)

81

2 Bedroom

Living/Kitchen/ Dining area	24 m ²	(258 ft ²)
Bedroom 1	12 m ²	(129 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Hall	6 m ²	(64 ft ²)

Total floor area 62 m² (663 ft²)

84

Fifth floor

1, 2 & 3 Bedroom Penthouse Apartments

86 3 Bedroom

Living/Kitchen/ Dining area	23 m ²	(247 ft ²)
Bedroom 1	12 m ²	(129 ft ²)
Bedroom 2	11 m ²	(118 ft ²)
Bedroom 3	7 m ²	(75 ft ²)
Hall	14 m ²	(150 ft ²)
Total floor area	75 m ²	(803 ft ²)



3 Bedroom

87

Living/Kitchen/ Dining area	23 m ²	(247 ft ²)
Bedroom 1	13 m ²	(140 ft ²)
Bedroom 2	10 m ²	(107 ft ²)
Bedroom 3	11 m ²	(118 ft ²)
Hall	16 m ²	(172 ft ²)
Total floor area	86 m ²	(920 ft ²)



85 1 Bedroom

Living/Kitchen/ Dining area	27 m ² (290 ft ²)
Bedroom 1	12 m ² (107 ft ²)
Hall	7 m ² (75 ft ²)
Total floor area	54 m ² (578 ft ²)

88 3 Bedroom

Living/Kitchen/ Dining area	26 m ² (279 ft ²)
Bedroom 1	9 m ² (96 ft ²)
Bedroom 2	7 m ² (75 ft ²)
Hall	8 m ² (75 ft ²)
Total floor area	62 m ² (663 ft ²)

3 Bedroom

Living/Kitchen/ Dining area	27 m ² (290 ft ²)
Bedroom 1	9 m ² (96 ft ²)
Bedroom 2	7 m ² (107 ft ²)
Hall	8 m ² (86 ft ²)
Total floor area	62 m ² (663 ft ²)

89



Fifth floor

1, 2 & 3 Bedroom Penthouse Apartments

90 3 Bedroom

Living/Kitchen/ Dining area	27 m ²	(290 ft ²)
Bedroom 1	12 m ²	(129 ft ²)
Hall	8 m ²	(86 ft ²)
Total floor area	54 m ²	(578 ft ²)



1 Bedroom

Living/Kitchen/ Dining area	27 m ²	(290 ft ²)
Bedroom 1	12 m ²	(129 ft ²)
Hall	7 m ²	(75 ft ²)
Total floor area	54 m ²	(578 ft ²)

91

2 Bedroom

Living/Kitchen/ Dining area	27 m ²	(290 ft ²)
Bedroom 1	9 m ²	(96 ft ²)
Bedroom 2	7 m ²	(75 ft ²)
Hall	7 m ²	(75 ft ²)
Total floor area	62 m ²	(663 ft ²)

93



92 3 Bedroom

Living/Kitchen/ Dining area	30 m ²	(323 ft ²)
Bedroom 1	9 m ²	(96 ft ²)
Bedroom 2	12 m ²	(129 ft ²)
Study	6 m ²	(64 ft ²)
Hall	15 m ²	(161 ft ²)
Total floor area	83 m²	(888 ft²)



3 Bedroom

Living/Kitchen/ Dining area	27 m ²	(290 ft ²)
Bedroom 1	9 m ²	(96 ft ²)
Bedroom 2	7 m ²	(75 ft ²)
Hall	8 m ²	(86 ft ²)
Total floor area	80 m²	(856 ft²)

94



Living in North Cheam

Set within the London Borough of Sutton, North Cheam offers a well-connected suburban lifestyle with a strong community feel, excellent local amenities and easy access into Central London.

Popular with families and professionals alike, the area benefits from nearby parks, well-regarded schools, and shopping facilities with regular rail services to London Victoria, London Bridge and beyond available from nearby stations including Cheam, Worcester Park and Sutton.

Local Amenities

North Cheam High Street provides a wide range of everyday essentials, including supermarkets, cafés, restaurants, independent shops and fitness facilities. Nearby shopping destinations include St Nicholas Shopping Centre in Sutton town centre and Epsom town centre, both offering a broader mix of retail, dining and leisure options.

Residents also benefit from nearby healthcare facilities, libraries and leisure centres, while several well-regarded primary and secondary schools make the area particularly attractive for families.

Green Spaces & Leisure

One of North Cheam's key attractions is its access to green open spaces. Nonsuch Park, a historic parkland surrounding the remains of Henry VIII's former Nonsuch Palace, is just moments away and offers walking trails, playgrounds, and sports facilities.

For golf enthusiasts, Cuddington Golf Club and nearby leisure clubs provide excellent recreational opportunities. The area also benefits from easy access to gyms, tennis clubs and cycling routes.

Transport Connections

North Cheam is well placed for commuters. Regular rail services from Cheam railway station provide direct connections into Central London, including London Victoria, London Bridge and Blackfriars.

By road, the A24 and A217 offer convenient access to Central London, the M25 and surrounding Surrey countryside. Frequent local bus routes also connect residents to Sutton, Wimbledon, Croydon and beyond.

Combining suburban tranquillity with excellent connectivity, North Cheam remains a popular residential location for families and professionals alike. Its balance of green space, convenience and accessibility makes it an ideal choice for modern living.



Nonsuch Park

Distances & Travel Times

West Sutton Station
Approx 1.2 miles

Cheam Station
Approx 2.1 miles

Sutton town centre –
Approx 2 miles

Wimbledon
Approx 7 miles

Kingston upon Thames
Approx 8 miles

Central London
Approx 12 miles

M25 - Junction 9
Approx 12.6 miles

London Victoria station
Approx 35–45 minutes by train

London Bridge station
Approx 40–50 minutes by train

Heathrow Airport
Approx 45 minutes by car

Gatwick Airport
Approx 40 minutes by car

**A Well-Connected South West
London Setting**



Haredon House
SM3



**St Anthony's
Hospital**

Tesco

**West Sutton
Station**



**Cheam
Park**

**Nonsuch
Park**

Cheam Station





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