



Goodfellows - Cheam Village

2 Ewell Road, Cheam, Sutton, Surrey, SM3 8BU

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www.goodfellows.co.uk

Apartment 10, Lotus House, Yoga Way, Worcester Park KT4 8FQ



Welcome to your dream urban retreat! Nestled in the heart of Worcester Park, this modern and meticulously presented penthouse apartment offers the epitome of contemporary living. Situated within a mere stone's throw from Worcester Park station, commuting couldn't be more convenient, while the vibrant neighbourhood boasts an array of amenities, including renowned shops such as Waitrose and Sainsbury's, along with a delightful selection of cafes, bars, and restaurants.

Step inside and be greeted by the spacious and luminous open living room/diner, seamlessly flowing onto the expansive full-width terrace. Whether you're hosting a soirée or simply enjoying a tranquil evening, this outdoor oasis is the perfect spot to unwind and soak in the treetop views and bustling urban landscape. Two double bedrooms and modern fitted bathroom suite completes the internal accommodation of this 'must see' apartment.

Convenience meets security with the bonus of a private secure parking which sits adjacent to the communal telephone entry door. This immaculate penthouse apartment offers not only a stylish and comfortable living space but also the ultimate urban lifestyle, with every amenity at your doorstep and transport links within easy reach. Don't miss the opportunity to make this your new home sweet home!

Overview...

Lease 103 Years

Two Bedrooms

Roof Terrace

Residential Parking

Garage

Council Tax Band D

EPC Rating to follow

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

Asking Price: £375,000 - Leasehold

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Front

Accessed via telephone entry system, communal door and stairs to front door.

Entrance Hall

Approached via shared door from communal entrance, radiator and two large storage cupboards.

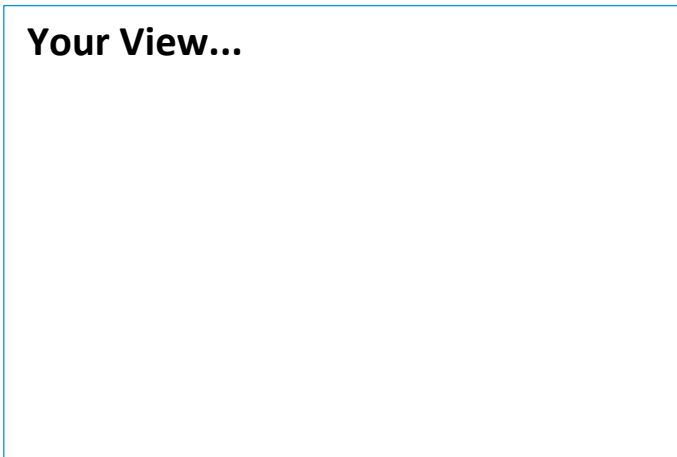
Living Room / Diner

Open plan with beautiful tree top views, large double glazed window, double glazed door leading to terrace, radiator and isolated heating system.

Kitchen

Modern range of eye and base units with roll top worksurface, gas hob with overhead extractor fan, fitted oven, integrated fridge / freezer, integrated washing machine.





Bedroom One

Double glazed window to side aspect, radiator.

Bedroom Two

Double glazed window to side aspect, radiator.

Bathroom

Panel enclosed bath with mixer tap, thermostatic dial, shower attachment and glass screen, wall mounted basin with mixer tap, low level WC, part tiled walls, wall mounted mirror cabinet, extractor fan, double glazed frosted window to rear aspect, stainless steel towel radiator.

Terrace

Large full width terrace providing complete space for outdoor furniture and providing beautiful tree top views.

Lotus House

Approximate Gross Internal Area = 54.90 sq m / 591 sq ft

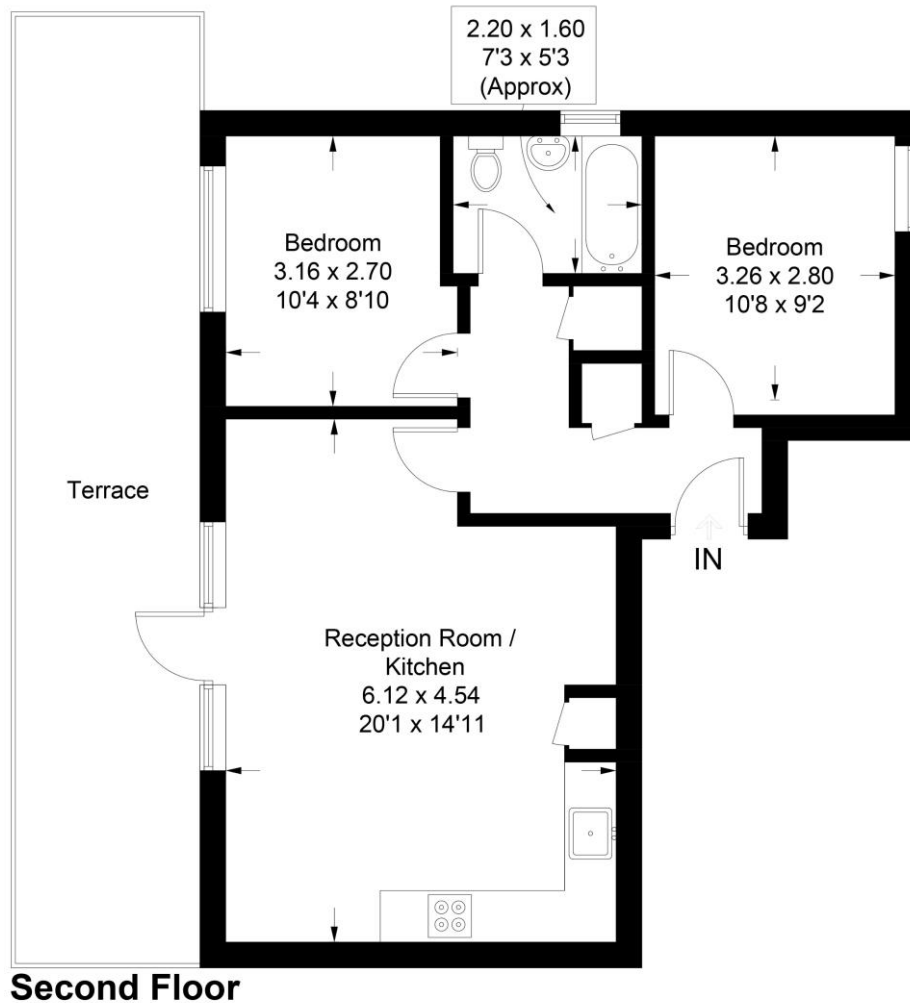


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073424)

Local Authority

London Borough of Sutton

Referral Fee's

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



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For full EPC please contact the branch

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