

OCEAN HOUSE

Station Approach, Cheam, Sutton, SM2 7AU

Ocean House, located conveniently at Station Approach in Cheam, Sutton, offers a prime location adjacent to the train station, providing quick and easy access to central London with a 35-minute train ride to Victoria. Alternatively, it is a mere 50-minute drive from Heathrow. With 24 residential units comprising 11 two-bedroom and 13 one-bedroom flats, it is an ideal choice for young professionals seeking a convenient commute. Additionally, the property boasts 15 on-site car parking spaces, with potential for the installation of EV charging stations, catering to residents' modern needs. Set in a delightful leafy neighborhood, Ocean House is within walking distance of Cheam and Sutton High Street, offering a perfect blend of accessibility and tranquility.



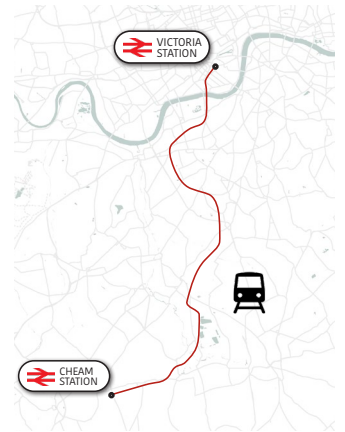
Property Details

- Address: Ocean House, Station Approach, Cheam, Sutton, SM2 7AU
- Location: South London
- Description: Residential block of 24 flats
- Parking: 15 nos. on site (potential EV charging stations)
- Area: Estimated Net Saleable Area as per schedule
- Tenure: 999 years of Lease with Share of freehold
- Estimated handover date: May 2024

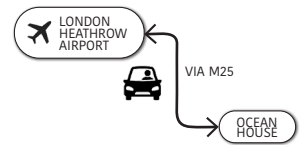


Travelling Distance

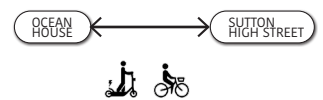
36
MINUTES
TO VICTORIA



49
MINUTES
TO HEATHROW



8
MINUTES
TO SUTTON



2
MINUTES
TO CHEAM STATION

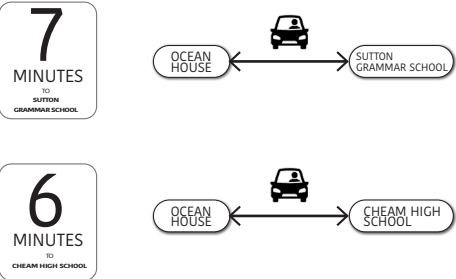




Schools Catchment

Ocean House stands out as an ideal choice for those seeking good returned investment opportunity. Beyond its investment appeal, Ocean House offers a strategic advantage by being situated within the catchment area of renowned educational institutions.

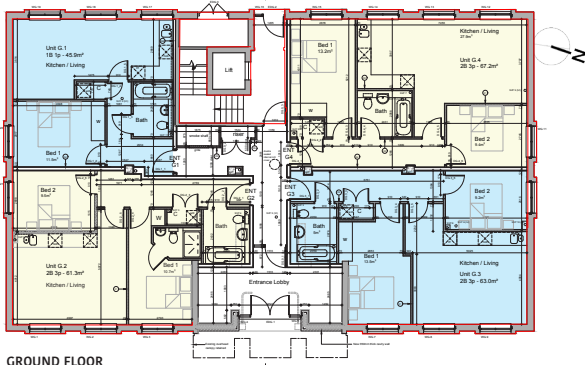
The close proximity to Cheam High School and Sutton Grammar School, both reachable within a mere 7-minute drive, adds tremendous value to the property. This convenient access to quality education further enhances the attractiveness of Ocean House, making it a well-rounded option for those considering both investment potential and proximity to esteemed schools.



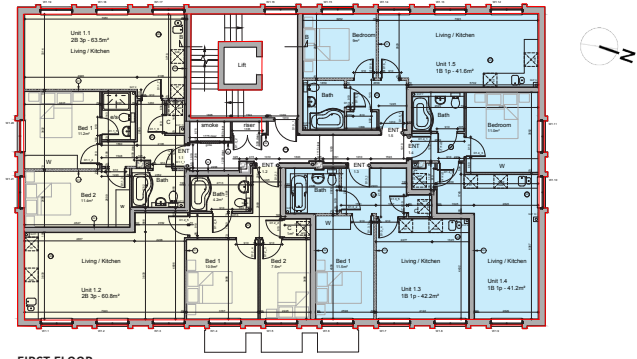
Artist Impression



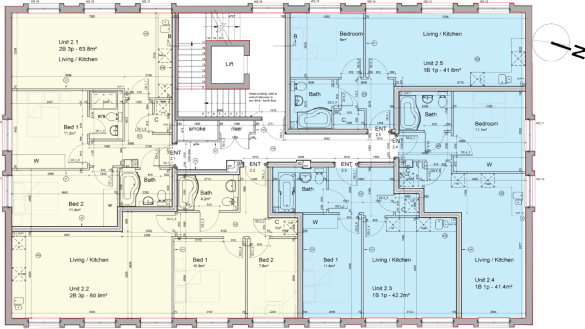
FLOOR PLANS



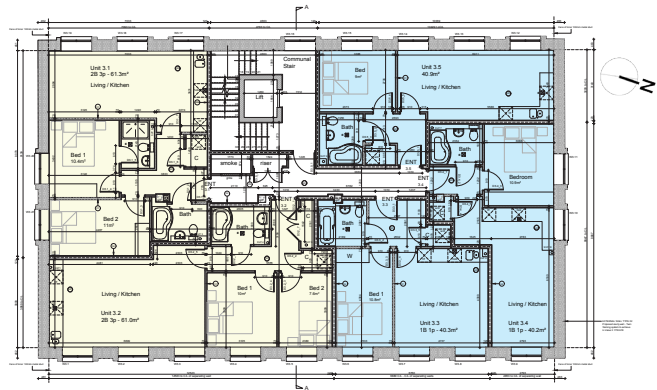
GROUND FLOOR



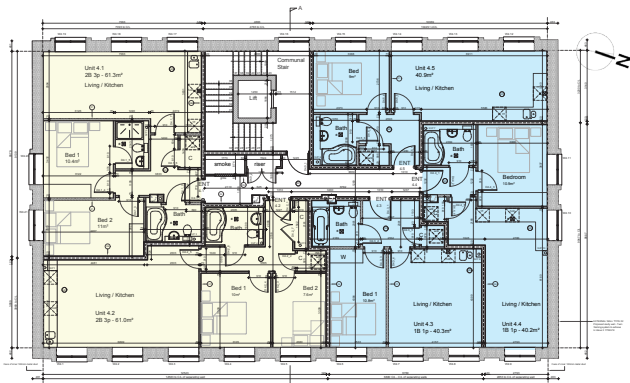
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

FLOOR	FLATS	AREA
GROUND FLOOR	UNIT 1 - 1 BEDROOM	45.9 m2
	UNIT 2 - 2 BEDROOMS	61.3 m2
	UNIT 3 - 1 BEDROOM	63.0 m2
	UNIT 4 - 2 BEDROOMS	67.2 m2
FIRST FLOOR	UNIT 1 - 2 BEDROOMS	63.5 m2
	UNIT 2 - 2 BEDROOMS	60.8 m2
	UNIT 3 - 1 BEDROOM	42.2 m2
	UNIT 4 - 1 BEDROOM	41.2 m2
	UNIT 5 - 1 BEDROOM	41.6 m2
SECOND FLOOR	UNIT 1 - 2 BEDROOMS	63.8 m2
	UNIT 2 - 2 BEDROOMS	60.9 m2
	UNIT 3 - 1 BEDROOM	42.2 m2
	UNIT 4 - 1 BEDROOM	41.4 m2
	UNIT 5 - 1 BEDROOM	41.6 m2
THIRD FLOOR	UNIT 1 - 2 BEDROOMS	61.3 m2
	UNIT 2 - 2 BEDROOMS	61.0 m2
	UNIT 3 - 1 BEDROOM	40.3 m2
	UNIT 4 - 1 BEDROOM	40.2 m2
	UNIT 5 - 1 BEDROOM	40.9 m2
FOURTH FLOOR	UNIT 1 - 2 BEDROOMS	61.3 m2
	UNIT 2 - 2 BEDROOMS	61.0 m2
	UNIT 3 - 1 BEDROOM	40.3 m2
	UNIT 4 - 1 BEDROOM	40.2 m2
	UNIT 5 - 1 BEDROOM	40.9 m2

Standard Specification

Kitchen

- Contemporary handle-less kitchen units with soft close doors and drawers
- 20mm Quartz worktop with 100mm upstand and splash back to hob
- Under Cabinet strip LED's
- Stainless steel sink and contemporary chrome mixer taps
- Integrated BOSCH appliances including oven, microwave, fridge freezer, dishwasher

Bedroom

- Cormar Apollo Plus Meteorite broadloom Carpet in 2 bed apartments
- Sierra Fresco LVT in Studio & 1 bed apartments

Bathroom

- Designer wall hung WC with concealed cistern and chrome dual flush plate
- Designer basin with chrome basin tap and vanity unit
- Bespoke LED mirrored bathroom cabinet with lighting, with shaver socket
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Bathroom will include shower screen fitted to bath, a concealed three-way \ thermostatic mixer valve, bath spout and overhead shower
- Bathrooms with a walk-in shower will have a fixed shower screen, two-way mixer valve with overhead shower and hair wash attachment

General

- Free standing washer/dryer in store cupboard
- Sierra Fresco LVT flooring in hallway, kitchen, dining and living areas
- Smart video door entry system
- Communal cycle storage
- 10 years structural warranty
- Smart radiator throughout. Thermostatically zonal controlled locally & smart app
- Mains operated ceiling mounted smoke and heat detectors
- Provision for Sky-Q (without subscription)
- Brushed chrome switches and sockets
- CAT 5 Wired throughout at each TV point

Contact Details:

ARE Management, London
59 Banner Street, London EC1X 8PX
+44 (0) 208 287 9144

info@areassets.com
phiyona@areassets.com