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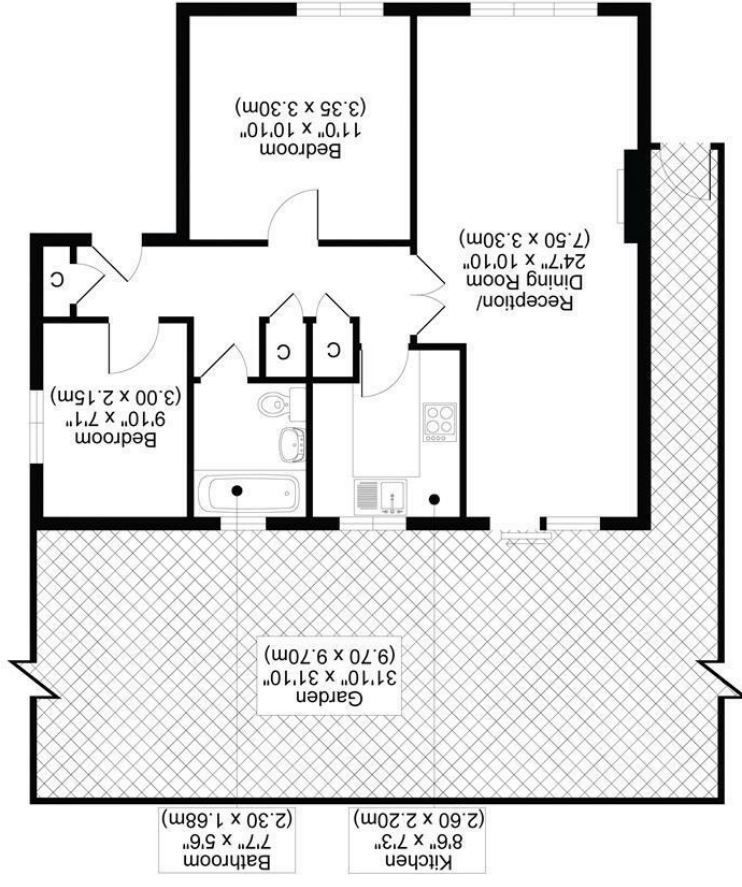
RICS

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.



ALEXANDER LODGE, GANDER GREEN LANE SM1  
 TOTAL APPROX FLOOR PLAN AREA 636 SQ.FT (59 SQ.M)  
 GROUND FLOOR



CHRISTIES



**\*\* CHAIN FREE \*\***

FIRST TIME BUYERS & INVESTMENT BUYERS LOOK NO FURTHER!

LOCATED JUST MOMENTS FROM WEST SUTTON TRAIN STATION OFFERING SOUTHERN SERVICES TO CENTRAL AND WEST LONDON YOU WILL FIND THIS TWO-BEDROOM GROUND FLOOR PURPOSE-BUILT APARTMENT WITH PRIVATE GARDEN.

THE PROPERTY IS ALSO CONVENIENTLY LOCATED UNDER MILE FROM BOTH CHEAM VILLAGE & SUTTON TOWN CENTRE BOTH OFFERING A HOST OF AMENITIES, INCLUDING BUT NOT LIMITED TO MAINLINE TRAIN STATIONS, LOCAL INDEPENDENT SHOPS, COFFEE SHOPS, BARS AND RESTAURANTS.

TUCKED AWAY VIA A PRIVATE ROAD, THIS APARTMENT HAS TWO BEDROOMS, A BATHROOM A SPACIOUS THROUGH LOUNGE WITH A SEPARATE KITCHEN OVERLOOKING THE GENEROUS PRIVATE REAR GARDEN WITH SIDE ACCESS.

THE PROPERTY ALSO BENEFITS FROM AN ALLOCATED PARKING SPACE, AND FANTASTIC VIEWS OF TENNIS COURTS AND PARKLAND.

- CHAIN FREE
- 2 BEDROOMS
- PRIVATE REAR GARDEN
- ALLOCATED PARKING
- COUNCIL TAX BAND C
- EPC RATING C

