



**GRANTLEY COURT
YORK ROAD CHEAM SM2**

***Prices From £410,000 Leasehold - Share of
Freehold***



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Grantley Court, Cheam SM2 6FG
INTERNAL FLOOR AREA (APPROX.) 645 sq ft/ 60.0 sq m



FIRST FLOOR FLAT (No.4)



This floor plan is for illustrative purposes only.
Whilst every attempt has been made to ensure accuracy, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

Description

Brand new home for sale ** Full Brochure coming soon ** View / reserve today ** Mid June Completion **

Flat 4 is a beautifully considered two bedroom apartment forming part of Grantley Court, an intimate collection of just seven bespoke homes arranged over three floors within an attractive building that marries a calm, contemporary feel with retained period character.

Positioned on the first floor, the apartment has been planned with a real focus on natural light, flow and a clear sense of arrival, with a generous open-plan living/dining/kitchen area extending to over 21ft that lends itself equally well to everyday living and more formal entertaining. The kitchen zone is both stylish and highly practical, with a carefully selected palette of materials and fittings that underlines the quality of finish evident throughout the scheme

Both bedrooms are comfortable doubles, offering flexible space for sleeping, working or guests, while the bathroom is presented in a crisp, modern style with quality sanitaryware and fittings. Thoughtful detailing, sensible proportions contribute to a home that feels both refined and genuinely easy to live in

Location

Grantley Court enjoys a quiet, leafy setting on York Road, a sought-after residential turning on the Cheam/Sutton borders. Residents benefit from easy access to Cheam and Sutton rail stations with regular services into central London, as well as nearby bus routes and the A217 for links to the wider road network. Cheam Village and Sutton town centre are both close by, offering a great mix of shops, cafés, restaurants and everyday amenities, alongside several local parks and green spaces.

Important info

EPC Rating: Expected B

Council Tax: tbc

999 year lease with share of freehold

Service charge: tbc

Ground rent: £0

Warranty: 10 year with ICW

CGI image of main building / Internals virtually staged for illustration

Viewing

Contact CSJ 020 8296 1270

THE SMALL PRINT

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