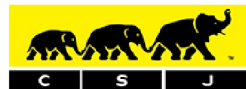




**5, GRANTLEY COURT YORK ROAD, CHEAM,
SUTTON, LONDON, SM2 6HH**

£460,000 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.) 753 sq ft/ 70.0 sq m

Description

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

Flat 5 is a carefully designed two bedroom apartment within Grantley Court, an impressive boutique development of just seven bespoke homes arranged over three floors and set within an eye-catching building that brings together understated contemporary styling and retained period character.

Positioned on the first floor and extending to over 750 square feet, the apartment has been planned with a real emphasis on light, flow and a clear sense of arrival, with a generous open-plan reception space that works equally well for everyday living and entertaining. The adjoining kitchen area combines style with practicality, with considered materials and finishes that mirror the high standard of presentation found throughout the development.

Both bedrooms are well proportioned and provide comfortable, versatile accommodation, while the bathroom is presented in a crisp, modern style with quality fittings. Useful built-in storage and a sensibly arranged layout add to the day-to-day usability of the home, creating an apartment that feels both refined and 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

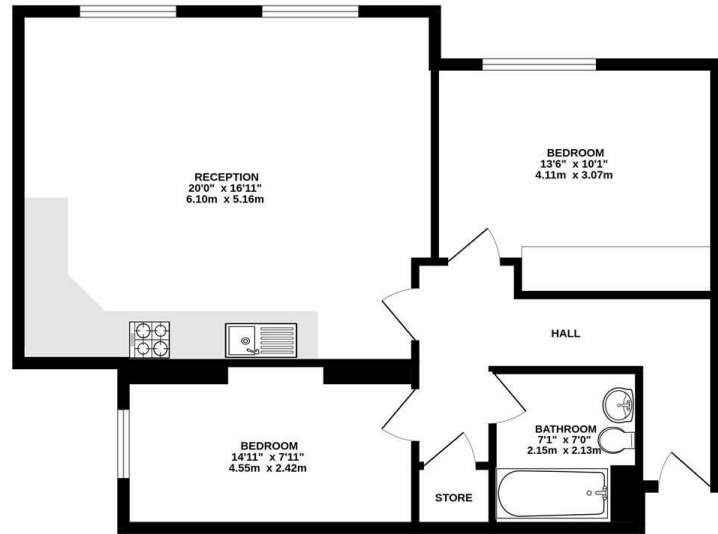
Ground rent: £0

Warranty: 10 year with ICW

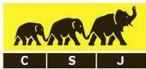
CGI image of main building / Internals virtually staged for illustration

Viewing

Contact CSJ 020 8296 1270



FIRST FLOOR FLAT (No.5)



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.

THE SMALL PRINT

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