



14, GRANTLEY COURT YORK ROAD, CHEAM,  
SUTTON, LONDON, SM2 6HH

*Prices From £385,000 Leasehold - Share of  
Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)



### Description

Brand new homes for sale

### 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

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

[info@csj.eu.com](mailto:info@csj.eu.com)



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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