



**7, GRANTLEY COURT 1 HOLLY OAK CLOSE,
CHEAM, SUTTON, LONDON, SM2 6FG**

£475,000 Leasehold - Share of Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Brand new home for sale ** View / reserve today **

Flat 7 is a beautifully considered three-bedroom second-floor apartment forming part of Grantley Court, a desirable period conversion

Positioned on the second 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 creating an excellent space for both everyday living and more formal entertaining. The kitchen zone is stylish and practical, with a carefully selected palette of materials and fittings that underlines the quality of finish evident throughout the scheme.

The three bedrooms offer excellent flexibility for family living, guests, home working or dressing space, while the bathroom is presented in a crisp, modern style with quality sanitaryware and fittings. Thoughtful detailing and 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.

VIEWINGS

Viewings available daily

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

info@csj.eu.com



THE SMALL PRINT

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