



barnard marcus

**Manor Road, Wallington SM6 0DW**

**welcome to**

**Manor Road, Wallington**

We love a great location; and if location tops your list of priorities, look no further than this fabulous maisonette with allocated parking just yards from Wallington Station.



We love a great location; and if location tops your list of priorities, look no further than this fabulous maisonette with allocated parking just yards from Wallington Station. This elegant property is set on the ground floor of a new building designed in period style and enjoys its own front door set back from the pavement. As you enter you immediately feel a genuine sense of space combined with opulence with well-proportioned living and entertaining spaces in the form of a large contemporary open plan kitchen/reception, two double bedrooms and a luxury bathroom suite. Your allocated parking space can be found to the rear of the property, not that you will need your car too often living in this prime Wallington location. The location and finish of this maisonette has to be seen to be appreciated, call now to marvel in all its glory!



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welcome to

## Manor Road, Wallington

- UNRIVALLED LOCATION
- TWO DOUBLE BEDROOMS
- LONG LEASE
- PARKING SPACE
- BEAUTIFUL KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLG105391 - 0032

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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**020 8669 7883**



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