



Elgin Road, Wallington SM6 8RE



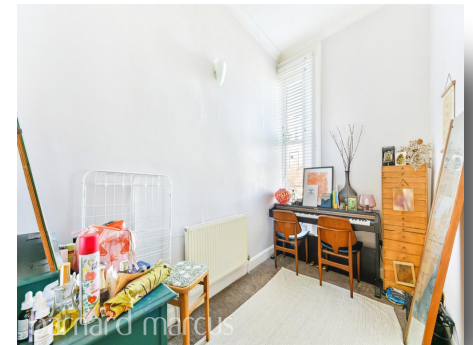
welcome to

Elgin Road, Wallington

Set within a handsome Victorian building only a few moments from Wallington High Street and station, this attractive period conversion flat of two bedrooms.



Set within a handsome Victorian building only a few moments from Wallington High Street and station, this attractive period conversion flat of two bedrooms. This lovely flat enjoys some elegant period features, notably high ceilings and newly fitted UPVC sash windows, which blend effortlessly with modern, contemporary fittings throughout. Both bedrooms are good sizes and both the bathroom and kitchen have been recently updated. Elgin Road is a prime Central Wallington location, conveniently situated within a short walk of the many bars, restaurants and amenities along Woodcote Road and Wallington train station offering direct links into the city. This particular flat comes with an allocated parking space to the front and is presented to the market with no forward chain.



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welcome to

Elgin Road, Wallington

- TWO BEDROOM PERIOD CONVERSION
- NEW UPVC SASH WINDOWS
- PARKING SPACE TO FRONT
- ATTRACTIVE BAY FRONTED RECEPTION ROOM
- PERIOD FEATURES

Tenure: Leasehold EPC Rating: C

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

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WLG105676 - 0003

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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