

## welcome to

## **Pointelle House London Road, Wallington**

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Situated within the ever popular New Mill Quarter development opposite Hackbridge station, this lovely two-bedroom apartment boasts two bathrooms and secure underground parking. This lovely apartment boasts a contemporary finish throughout and is the perfect plug in and go property for a first time buyer. Both bedrooms are good sizes, with the master bedroom benefitting from its own en-suite shower room. The lounge/kitchen is a fantastic space to socialise and opens onto a private, south-facing balcony which is the ideal place to unwind of an evening or enjoy a morning coffee. The development itself is very peaceful and is situated literally opposite Hackbridge station making the morning commute as simple as can be. There is also secure underground parking and the area is well served by several local amenities. Call now to arrange your viewing slot!











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### **Pointelle House London Road, Wallington**

- TWO DOUBLE BEDROOMS
- TWO LUXURY BATHROOMS
- SECURE UNDERGROUND PARKING
- MOMENTS FROM HACKBRIDGE STATION (25 MINS INTO LONDON VICTORIA)
- MODERN FITTED KITCHEN

#### Tenure: Leasehold EPC Rating: B

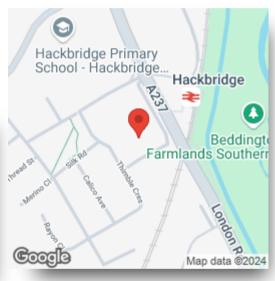
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £375,000









Please note the marker reflects the postcode not the actual property

#### Not for marketing purposes INTERNAL USE ONLY

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Property Ref: WLG105600 - 0004 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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