



Chambray House London Road, Wallington SM6 7FL

welcome to

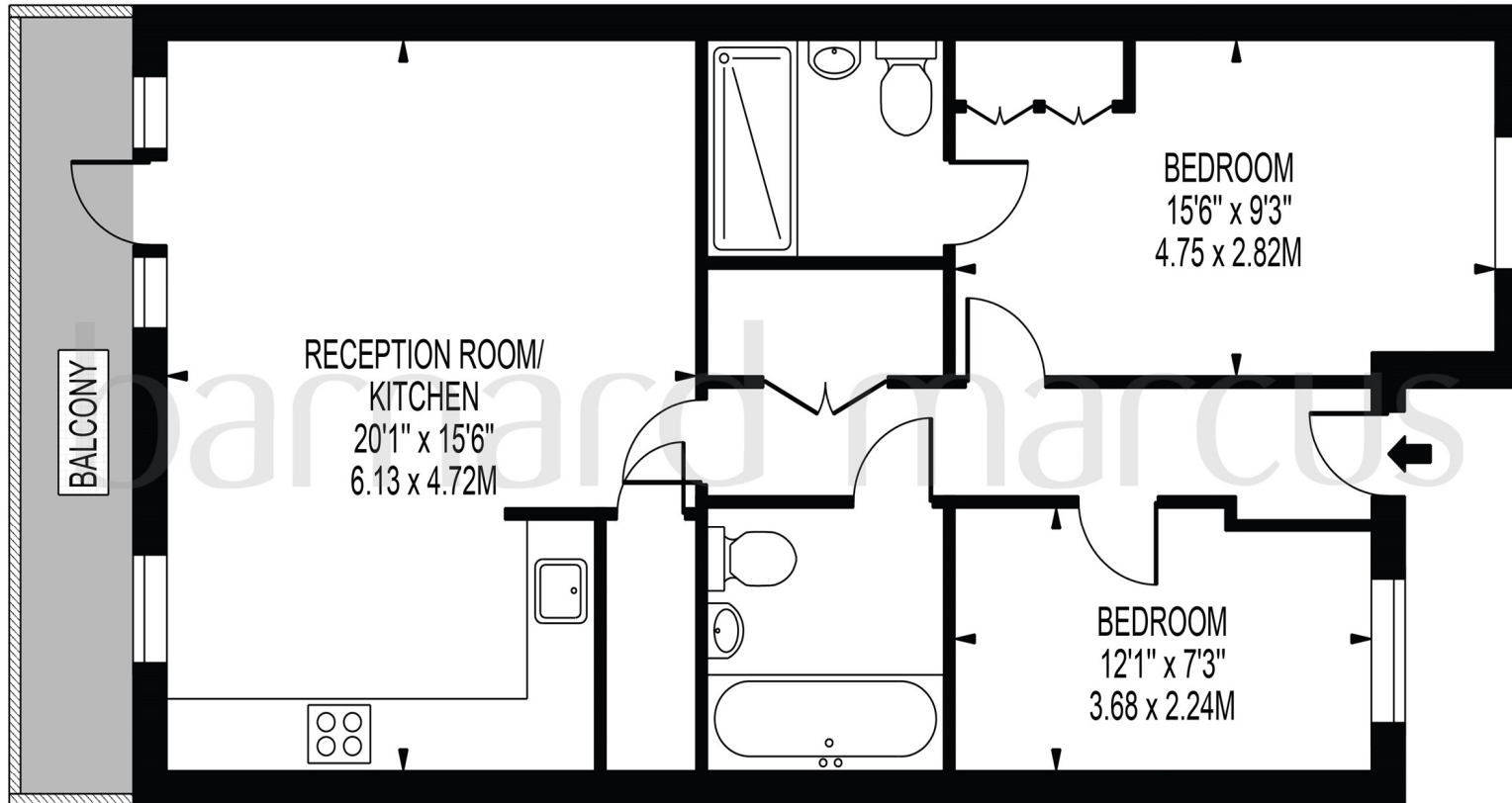
Chambray House London Road, Wallington

Look no further than this fabulous two bedroom, two bathroom contemporary apartment situated just moments from Hackbridge station offering direct links into London Victoria. As you enter, there are two bright bedrooms at the front, with the master benefitting from a modern en-suite shower room. Further down the corridor you will find some handy built-in storage, a luxury three piece bathroom suite and the stunning 28ft kitchen/reception fit with a range of integrated appliances and generous entertaining space. The balcony itself is a peaceful retreat; an ideal place to unwind and make the most of those long summer evenings that beckon. The communal areas within this development are immaculately kept making for a warm first impression for friends and family who visit. Hackbridge station, directly opposite the development, offers links into London Victoria and Thameslink, with direct connection to Blackfriars, Farringdon & Kings Cross St Pancras. The area is brilliantly served by several schools, great amenities, bars and restaurants - making this an exciting first time or investment purchase.



CHAMBRAY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 733 SQ FT - 68.13 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Chambray House London Road, Wallington

- TWO BEDROOM SECOND FLOOR APARTMENT
- TWO BATHROOMS
- SECURE UNDERGROUND PARKING
- HIGH SPEC FINISH THROUGHOUT
- LARGE BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£365,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106002



Property Ref:
WLG106002 - 0014

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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