



Pointelle House London Road, Wallington SM6 7FW



welcome to

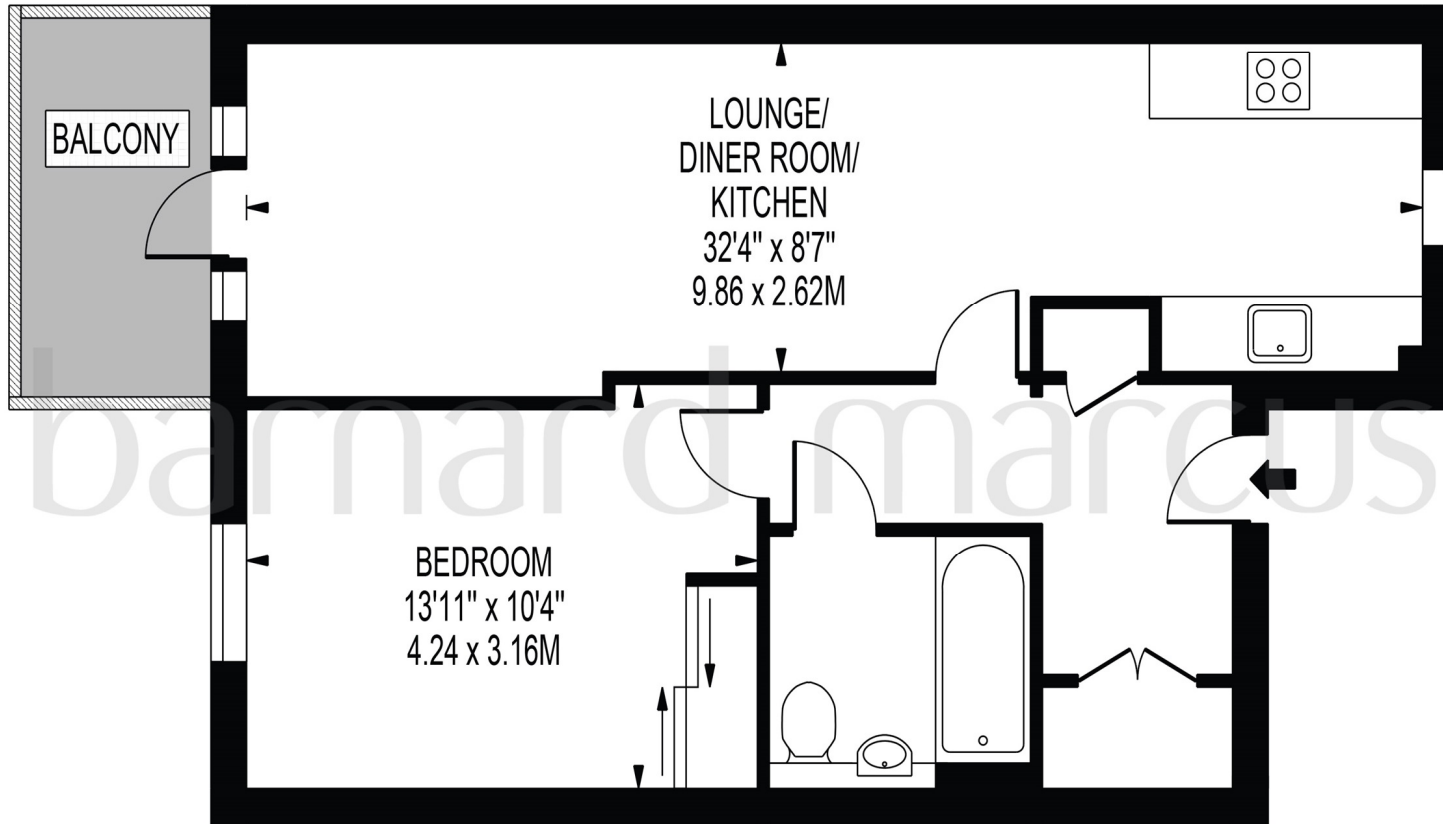
Pointelle House London Road, Wallington

Located within the sought-after Pointelle House development on London Road, this beautifully presented one-bedroom apartment offers modern, low-maintenance living in the heart of Wallington. Set on the third floor with lift access, the apartment is ideal for first-time buyers, downsizers, or investors seeking a high-quality property in a convenient location. The apartment is finished to a high standard throughout and benefits from a bright and spacious open-plan living area, combining a stylish fitted kitchen, dining space, and lounge area that opens directly onto a private balcony. This outdoor space provides a peaceful spot to enjoy morning coffee or evening relaxation, with views over the local area. The contemporary kitchen features sleek cabinetry, integrated appliances, and generous worktop space-perfect for both everyday cooking and entertaining. The double bedroom is well-proportioned and filled with natural light, while the modern bathroom is finished with a clean, neutral design including a full-sized bath with overhead shower. Additional features include double glazing, ample built-in storage, a secure entry system, underground secure parking and access to a lift within the building. The communal areas are well maintained, reflecting the overall standard of the development.



POINTELLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 571 SQ FT - 53.09 SQ M



THIRD 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.

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Pointelle House London Road, Wallington

- ONE BEDROOM THIRD FLOOR APARTMENT
- SECURE ENTRY SYSTEM & LIFT ACCESS
- BALCONY OFF THE OPEN PLAN LOUNGE/KITCHEN
- IMMACULATE CONDITION THROUGHOUT
- SECURE UNDERGROUND PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 280.00

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106243



Property Ref:
WLG106243 - 0005

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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