



Chatham House Melbourne Road, Wallington SM6 8SB

welcome to

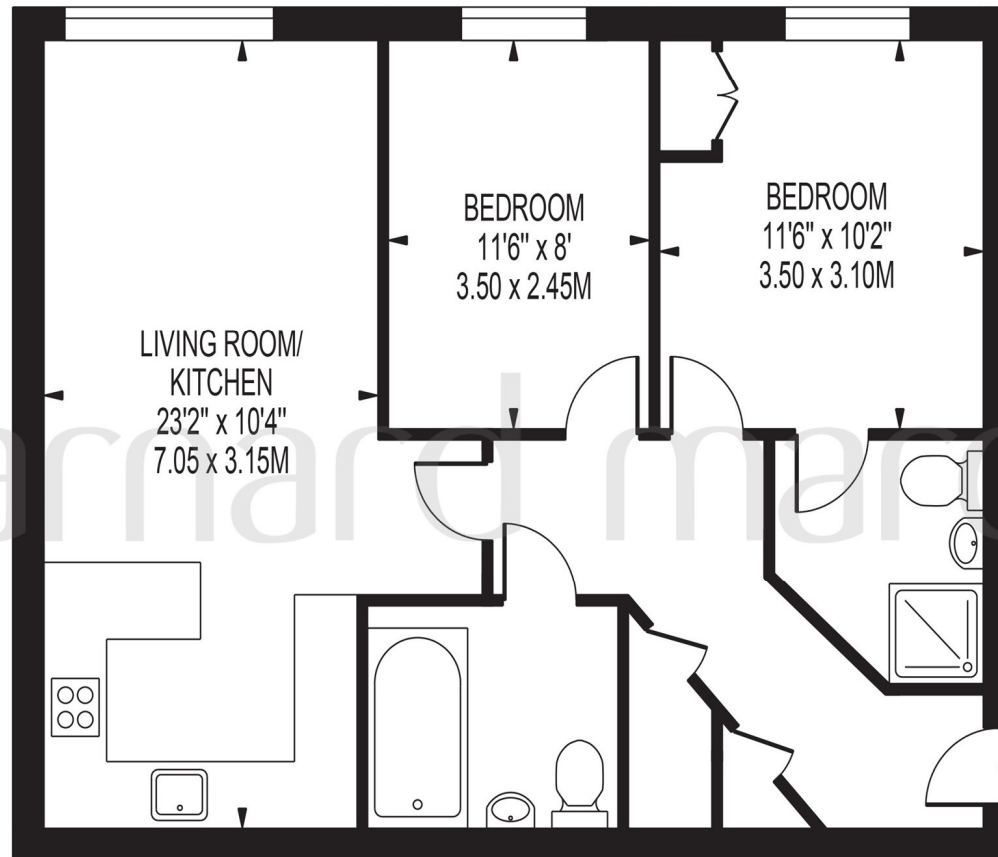
Chatham House Melbourne Road, Wallington

This beautifully presented two-bedroom apartment is situated on the fifth floor of the highly sought-after Chatham House development in Wallington. Offering a modern lifestyle in a secure and well-maintained setting, the property is ideal for first-time buyers, downsizers or investors alike. The spacious accommodation includes a bright and airy open-plan living/dining area, with ample room for entertaining and relaxing. The well-appointed kitchen is fitted with contemporary units and integrated appliances. The property features two generously sized bedrooms, with the main bedroom benefiting from its own en-suite shower room, in addition to a stylish family bathroom. Further benefits include secure gated parking, lift access to all floors, and an attractive, well-kept communal environment, ensuring both convenience and peace of mind. Perfectly located within easy reach of Wallington town centre, local shops, schools and excellent transport links, this property combines modern comfort with everyday practicality.



CHATHAM HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 688 SQ FT - 63.90 SQ M



FIFTH 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

Chatham House Melbourne Road, Wallington

- TWO BEDROOM FIFTH FLOOR APARTMENT
- EN SUITE TO MAIN BEDROOM
- GATED DEVELOPMENT
- SECURE PARKING AND LIFT ACCESS
- WALKING DISTANCE TO WALLINGTON TRAIN STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2838.00

Ground Rent: 412.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106334



Property Ref:
WLG106334 - 0002

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk