



Rookwood Avenue, Wallington SM6 8HQ

welcome to

Rookwood Avenue, Wallington

Presented in very good condition, this light and airy maisonette offers a modern living space designed for contemporary life. The open, well-appointed kitchen provides both style and functionality, while the sleek bathroom complements the property's clean finish. The bedroom easily accommodates a double bed and furniture, and the layout maximises usable space. Step outside to your private garden - a rare asset for a property of this size - and enjoy a low-maintenance outdoor area ideal for summer dining. The included garage is a major advantage in Wallington, offering secure parking and additional storage. Located on a quiet residential street, the property is within short walking distance of Wallington's town centre amenities and restaurants. Commuters will appreciate the excellent public transport connections, making this a convenient base for city workers.



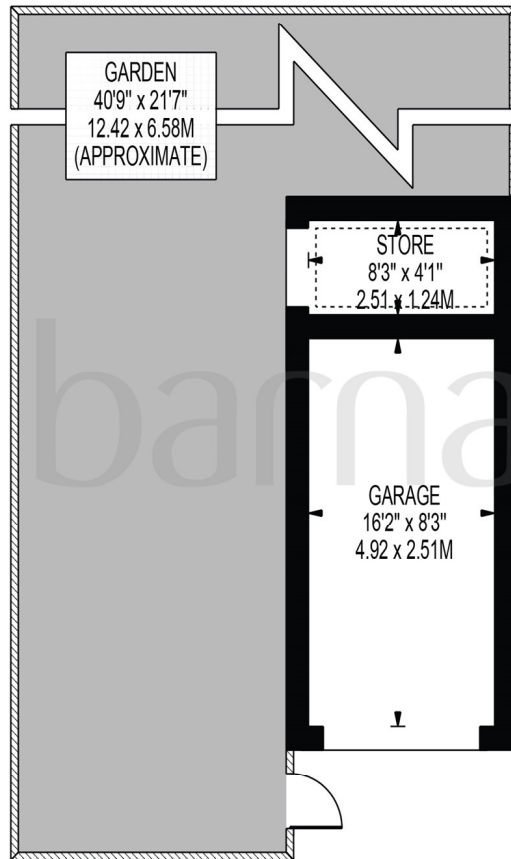
ROOKWOOD AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 487 SQ FT - 45.24 SQ M

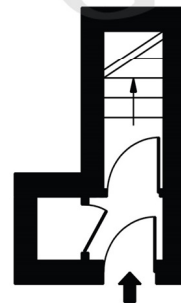
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 133 SQ FT - 12.35 SQ M

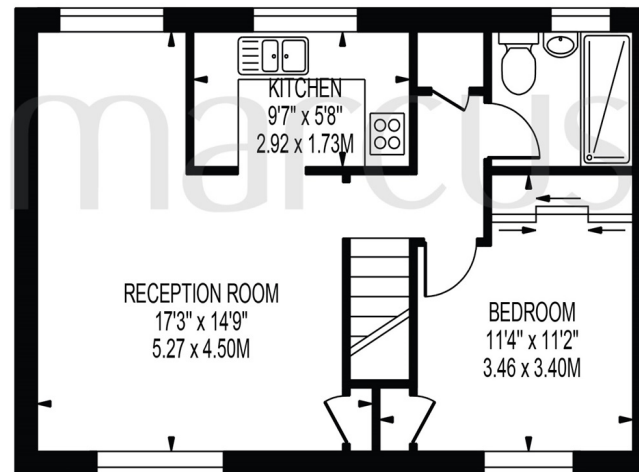
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 33 SQ FT - 3.11 SQ M



GROUND FLOOR



GROUND FLOOR
ENTRANCE



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.

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Rookwood Avenue, Wallington

- PRIVATE GARDEN
- GARAGE
- MODERN KITCHEN & BATHROOM
- SHARE OF FREEHOLD
- NO SERVICE CHARGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



view this property online barnardmarcus.co.uk/Property/WLG106376



Property Ref:
WLG106376 - 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.

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Please note the marker reflects the
postcode not the actual property



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