



barnard marcus

**Foxglove Way, Wallington SM6 7JJ**



**welcome to**

## **Foxglove Way, Wallington**

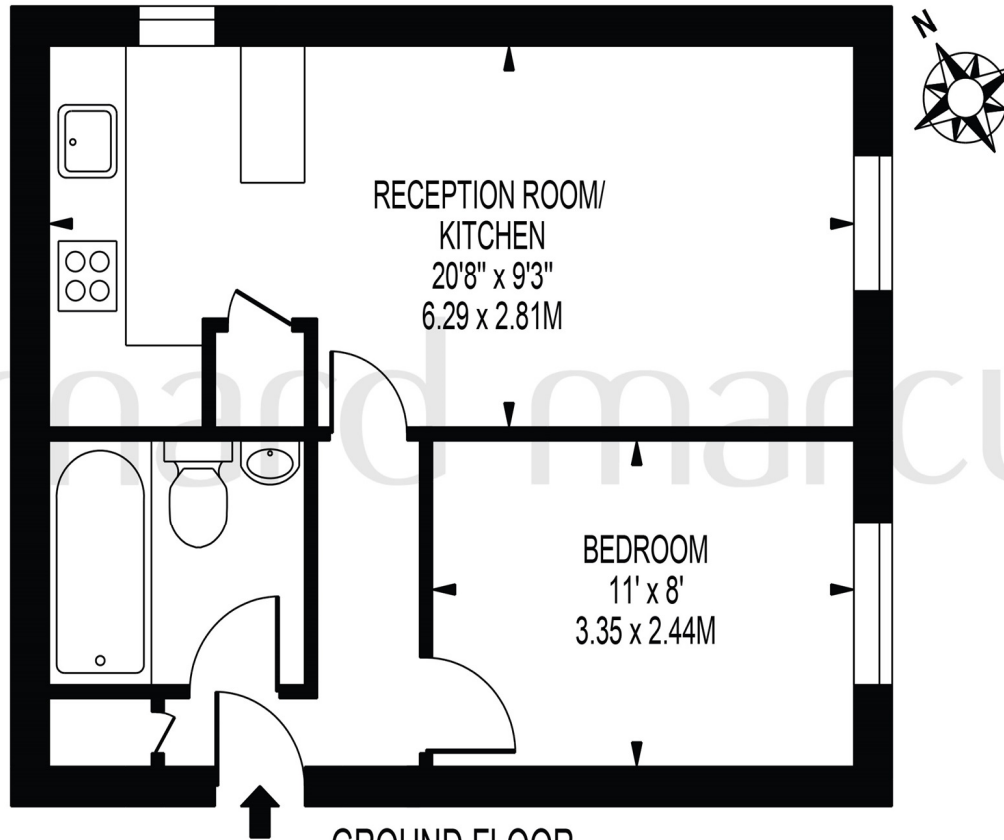
Located just a short walk from Hackbridge Station, this well-presented ground floor one-bedroom flat offers a perfect blend of comfort and convenience. Ideal for first-time buyers, commuters, or investors, the property features a bright and spacious living area, a well-equipped kitchen, a generously sized double bedroom, and a modern bathroom.

With neutral décor throughout and large windows that allow for plenty of natural light, the flat has a warm and welcoming feel. Residents also benefit from well-maintained communal areas and secure entry. Positioned in a quiet residential development, yet close to local shops, green spaces, and excellent transport links, this flat offers the best of both worlds - peace and privacy with easy access to the city.



# FOXGLOVE WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 360 SQ FT - 33.46 SQ M



GROUND 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

## Foxglove Way, Wallington

- ONE BEDROOM GROUND FLOOR APARTMENT
- MODERN CONDITION THROUGHOUT
- COMMUNAL GARDENS
- QUIET LOCATION
- LOCATED CLOSE TO HACKBRIDGE STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 150.00

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.

# £230,000



view this property online [barnardmarcus.co.uk/Property/WLG106049](https://barnardmarcus.co.uk/Property/WLG106049)



Property Ref:  
WLG106049 - 0005

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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.



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Please note the marker reflects the  
postcode not the actual property