

Cromwells



**Harcourt Lodge , 365 Croydon Road, Wallington, Surrey, SM6 7PB
Offers in Excess of £265,000**

A spacious 2 Bedroom Ground Floor Flat in a popular block offered with NO CHAIN. Ideally located just 0.4 miles from the picturesque and historic Beddington Park. Wallington High Street with its abundance of shops and restaurants, as well as Westcroft leisure facilities are also close by. Wallington Mainline Station is just 0.5 miles away with its excellent service into London, making it ideal for those wanting to commute. Direct access to several bus routes are also on the doorstep.



***NO CHAIN *Ground Floor Flat
*Popular Location *Long Lease**

Hall

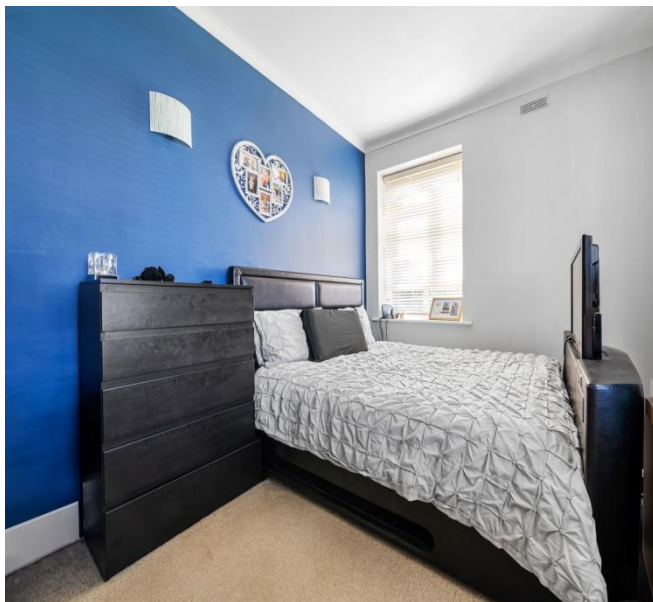
Storage cupboard

**Reception Room - 13' 7" x 11' 10"
(4.14m x 3.60m)**

Spacious reception room, with double door opening and a bay window

Kitchen - 9' 2" x 11' 10" (2.79m x 3.60m)

Bright and functional kitchen, storage cupboards, double glazed window



Bedroom 1 - 13' 1" x 12' 0" (3.98m x 3.65m)

Good size bedroom, double aspect windows

Bedroom 2 - 9' 2" x 9' 2" (2.79m x 2.79m)

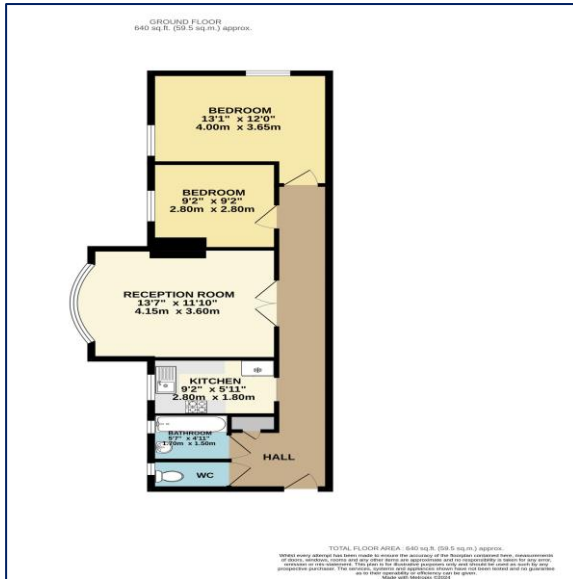
Good size bedroom, double glazed window

Bathroom - 5' 7" x 4' 11" (1.70m x 1.50m)

Modern bathroom

Separate WC





Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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www.cromwellsestateagents.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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