



Cromwells

**Woodcote Hall, Woodcote Avenue, South Wallington, Surrey, SM6 0QT**  
**Offers in Excess of £600,000**

**Beautifully presented throughout a superb and unique Ground Floor apartment located in this stunning Grade 2 listed building, dating back to the 16th century with an abundance of character with its high ceilings, larger than average room sizes and gorgeous large sash windows flooding the rooms with light. Located in one of the most prestigious private roads in South Wallington. Outside boasts a garage en bloc and well maintained communal grounds. Viewing highly recommended.**



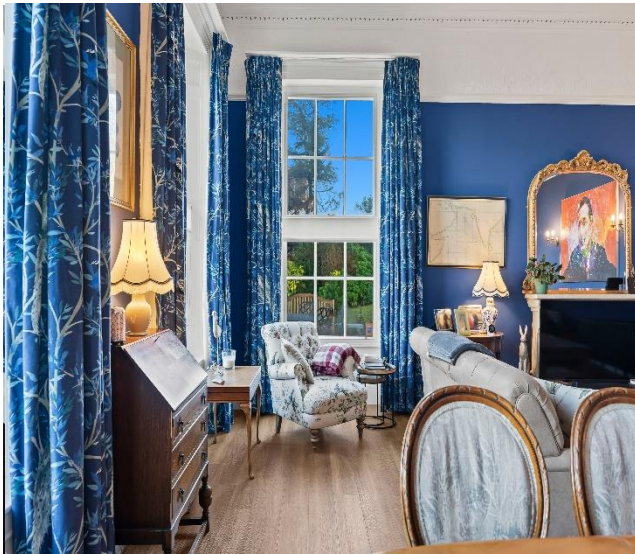
**\*20' x 19'2 Living Dining Room - overlooking beautiful communal gardens**  
**\*Master Bedroom 22' 2 x 11'6 with En-Suite Bathroom**  
**\*17'3 x 12' 4 Bedroom 2 & Additional Shower Room**  
**\*Grade 2 Listed Building**  
**Garage, Communal Gardens with internal courtyard & Share of Freehold**

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**Spacious Entrance Hall - 9' 11" x 6' 10"**  
**(3.02m x 2.08m)**  
 Storage, doors to:

**Living/Dining Room - 20' 0" x 19' 2"**  
**(6.09m x 5.84m)**  
 Double aspect, overlooking beautiful communal gardens

**Kitchen/Breakfast Room - 8' 10" x 13' 7"**  
**(2.69m x 4.14m)**  
 Double aspect



**Master bedroom - 22' 2" x 11' 6"**  
**(6.75m x 3.50m)**

Fitted wardrobe cupboards & ample storage, door to en-suite bathroom

**En-Suite Bathroom**

**Bedroom 2 - 17' 2" x 12' 4" (5.23m x 3.76m)**

Fitted wardrobe cupboards

**Shower Room**

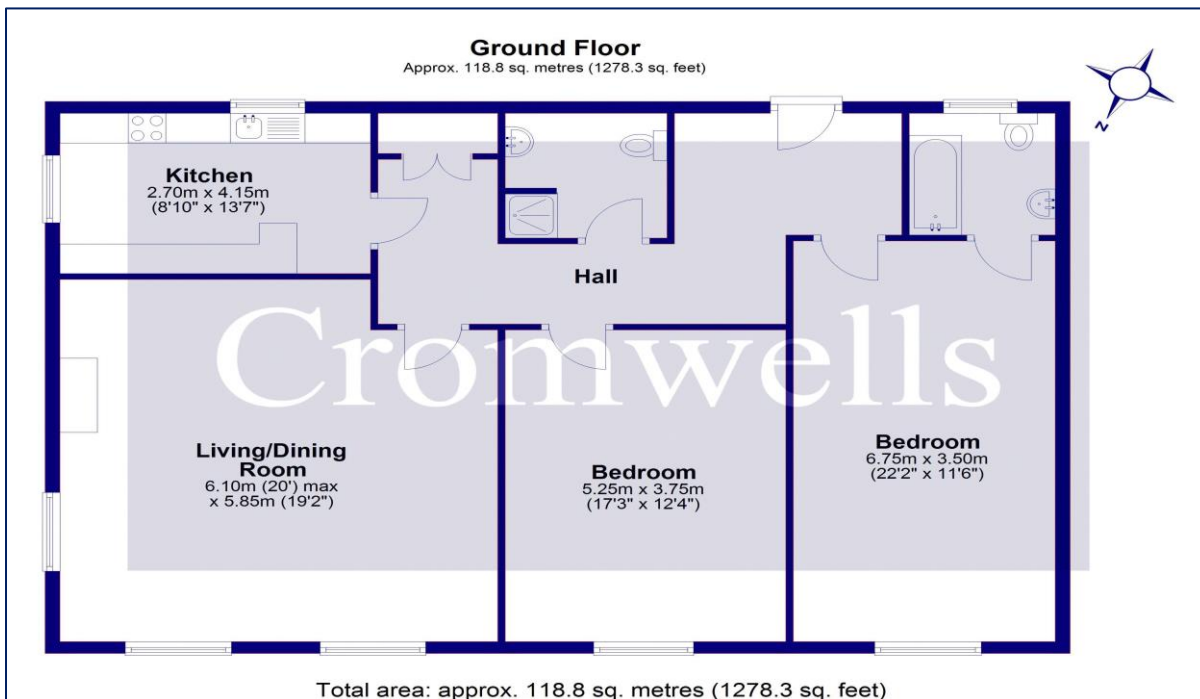
Leading from hallway

**Outside**

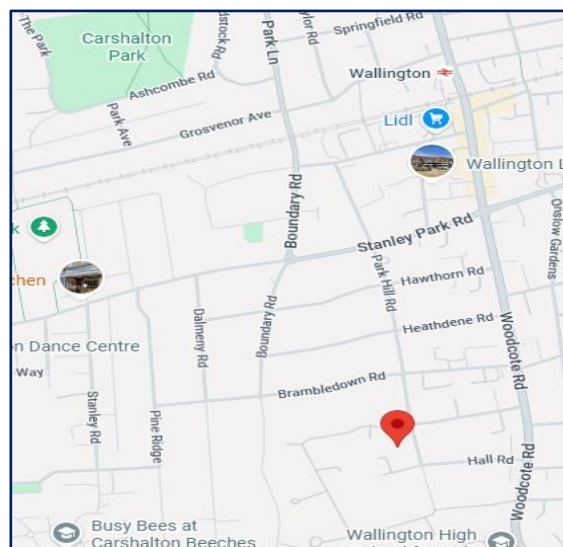
**Beautifully maintained Communal Grounds -**

**Garage En Bloc**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Council Tax - D**  
**Local Authority: London Borough of Sutton**  
**Tenure - Share of Freehold**



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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

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