



43, Shirley Heights Shirley Road  
Wallington, SM6 9QD  
Guide price £325,000





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Cromwells Wallington are pleased to offer this superbly presented and spacious two bedroom lift serviced flat with private balcony and share of freehold, situated in a prime South Wallington location. This lovely apartment features a generous sized 24ft living dining room with a private balcony and pleasant views, and a well equipped kitchen with good storage space. There are two well proportioned double bedrooms and a modern bathroom. It also benefits from a garage en-bloc and is set in a well maintained development with pretty communal garden and grounds.

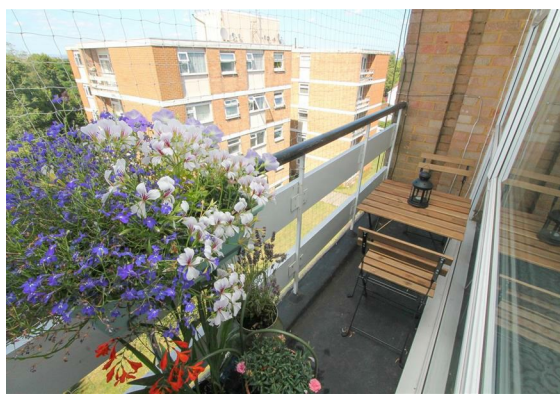
Shirley Heights is only a short walk to Wallington town centre with a large variety of shops, cafes and amenities on offer. This is an ideal purchase for those looking to be close to transport links, with bus links serving Purley, Wallington, Carshalton and Tooting close by, and Wallington mainline train station within easy walking distance. Don't miss out on the opportunity to make this lovely flat your own!

### Accommodation

UPVC double glazed doors into communal hallway.  
Stairs and lift service to top floor (fourth floor)

Wooden front door to..

Spacious Entrance Hall  
Tiled flooring, single panel radiator, large







storage cupboards with sliding doors.

#### Living/Dining Room

UPVC double glazed windows and doors to rear aspect and access to private balcony, parquet flooring, electric radiators.

#### Kitchen

Granite effect roll top work surfaces with inlaid 1 & 1/2 bowl stainless steel sink and chrome mixer tap, inlaid hob with oven/grill below and extractor fan above, space and plumbing for washing machine, space for standing fridge/freezer, breakfast bar area, tiled splash back, tiled flooring, UPVC double glazed window to side aspect.

#### Inner Hallway

Cupboard housing hot water tank

#### Bedroom One

Radiator, fitted carpet, UPVC double glazed window to rear aspect.

#### Bedroom Two

Radiator, UPVC double glazed window to rear aspect, radiator, fitted wardrobes with sliding doors.

#### Bathroom

Modern suite comprising panel enclosed bath with chrome mixer tap and shower attachment, wash hand basin with chrome mixer tap and storage cupboards below, low level pushbutton flush WC, heated chrome towel rail, tiled flooring, tiled walls, obscure UPVC double glazed window to rear aspect.

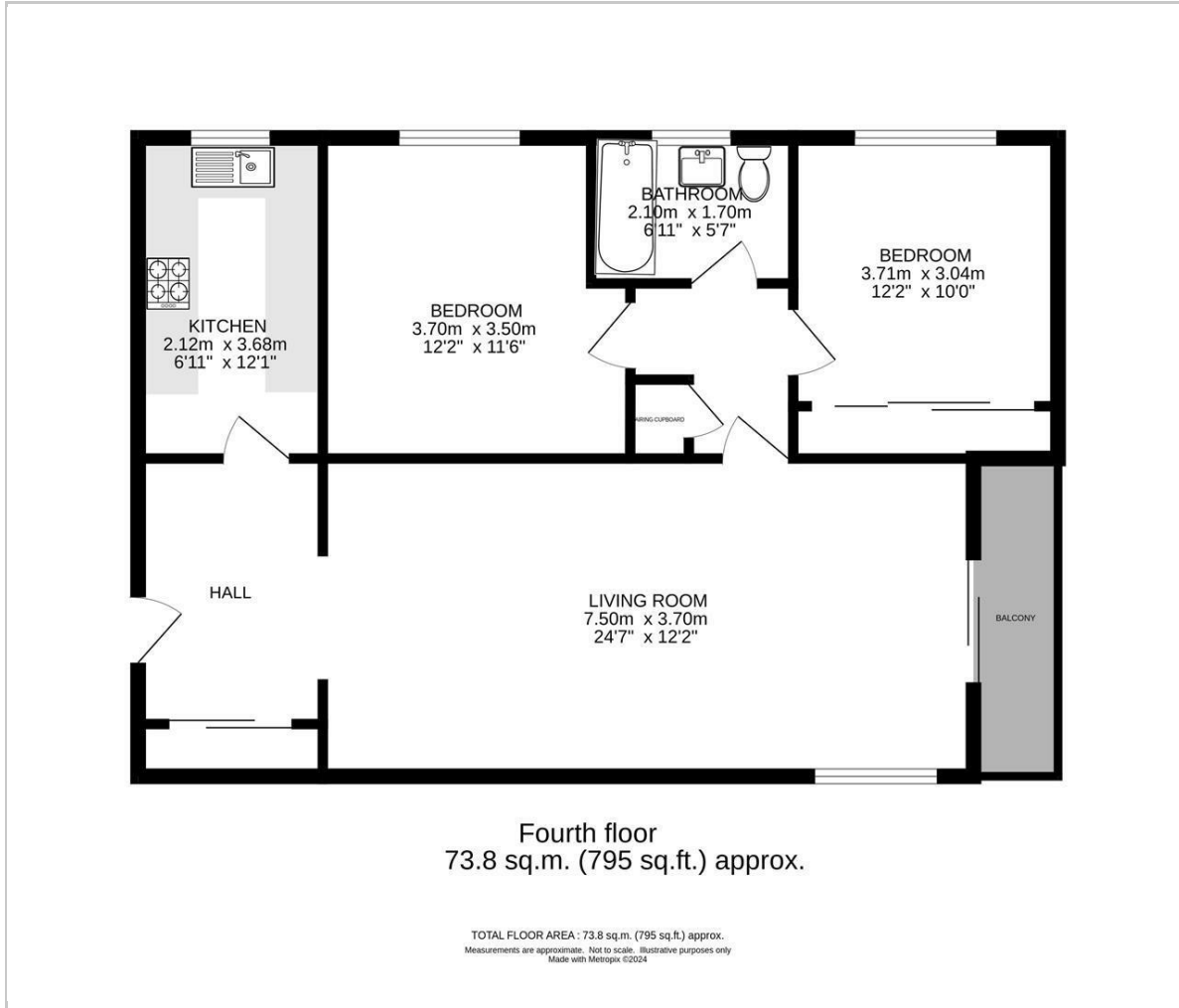
#### Outside

Well kept communal garden and grounds and residents permit parking. Garage en-bloc





## Floor Plan



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

