



**BYWATER HERRING**  
SALES & LETTINGS  
- A TRADITION OF TRUST -

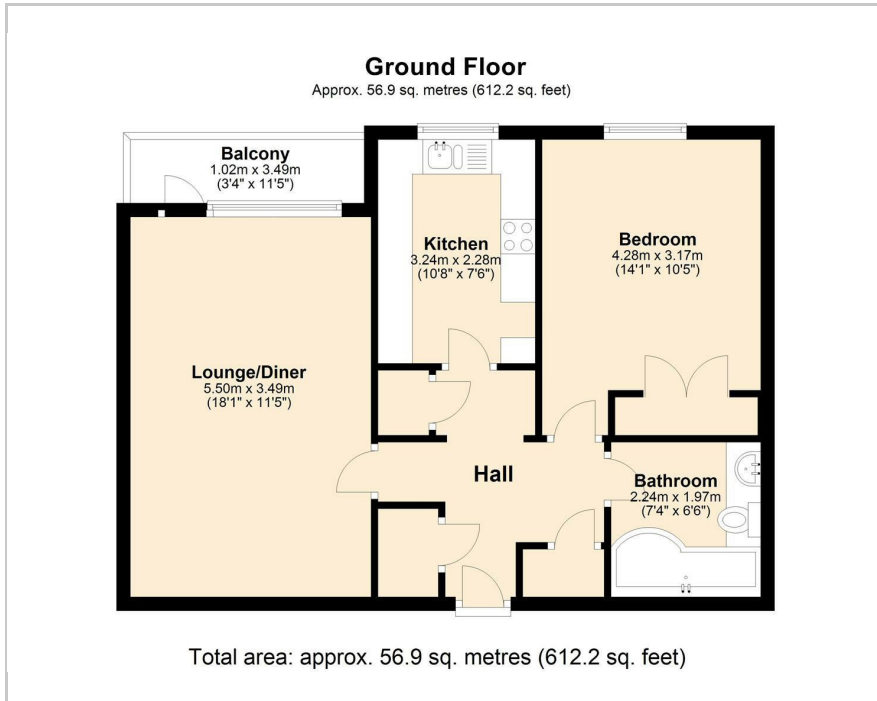


Beddington Gardens, Wallington  
Offers Over £245,000

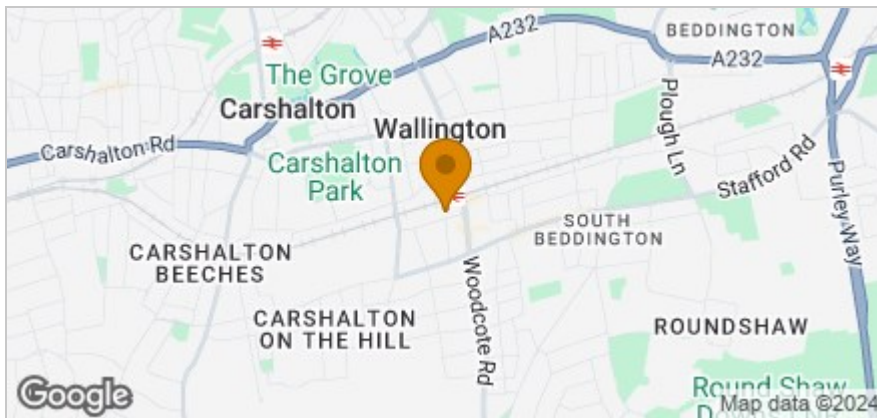




## Floor Plan



## Area Map



## Accommodation

- No Upward Chain
- Modern Ground Floor Flat
- Spacious Lounge/Diner With Balcony
- Double Bedroom With Fitted Wardrobe
- Modern Bathroom & Kitchen
- Warm Air Central Heating
- Council Tax Band C
- BTL Opportunity
- Short Walk To The High Street
- Great Location Close To Wallington Railway Station



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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