



*Mc.* MONOCHROME | HOMES

Rectory Lane, Wallington, SM6 8DY

**Offers in excess of £270,000**



# PROPERTY SUMMARY

## OVERVIEW

Presenting this spacious two-bedroom apartment which is situated on a quiet residential road, which benefits from it's excellent location.

### Accommodation

This first floor apartment offers spacious accommodation comprising of a good sized living room and separate kitchen. You have the luxury of a generously sized master bedroom with fully fitted wardrobes and further double bedroom. You will be delighted to witness a sizeable family bathroom which comes complete with a three piece suite. The property is well kept throughout. Outside the apartment offers parking.

### Location

Rectory Lane is a popular residential road in Wallington, only moments away from Beddington Park. Wallington gives close access Beddington and Hackbridge, it is ideally situated for excellent transport links into surrounding towns and also into central london. The area provides acces to many high performing local schools and a wealth of open green space.

### Disclaimer

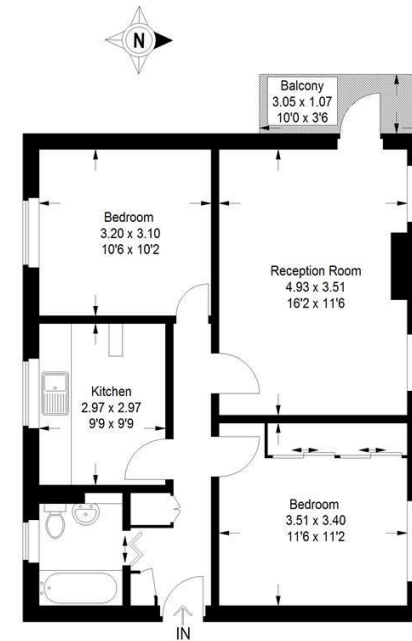
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



## Marlesford Court, SM6

Approximate Gross Internal Area  
58.6 sq m / 631 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID11461)

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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