



M. MONOCHROME | HOMES

72 Bute Road, Wallington, SM6 8BS

Guide price £230,000

PROPERTY SUMMARY

OVERVIEW

PRICED TO SELL - Monochrome Homes offer to the market this spacious one-bedroom apartment with access to local amenities and public transport.

Accommodation

This well-presented one-bedroom apartment boasts a spacious and inviting layout, offering ample living space throughout. The property features a separate kitchen, providing a dedicated cooking area, and a well-appointed bathroom. Additionally, it benefits from allocated parking, ensuring convenience for residents. Perfect for first-time buyers or investors, this apartment combines comfort and practicality in a desirable location.

Location

Bute Road offers excellent access to local amenities and public transport, Wallington town centre and BR station are just half a mile distance (12 minutes walk) which offers a range of shopping and transport facilities. You also have local bus routes nearby from Wallington and Purley mainline train stations giving easy access to London and Gatwick. Wallington County Grammar School is approximately 200 yards away (2 minutes walk), whilst the Borough is also home to four other exceptional Grammar Schools and numerous excellent Primary/Secondary and Independent Schools. Bute Road provides excellent access to local amenities and public transport. Wallington town center and the BR station are just half a mile away, which is about a 12-minute walk. This area offers a variety of shopping and transportation facilities. Additionally, there are local bus routes nearby connecting to Wallington and Purley mainline train stations, making it easy to reach London and Gatwick Airport.

Wallington County Grammar School is located approximately 200 yards away, or a 2-minute walk. The borough is also home to four other exceptional grammar schools, along with numerous excellent primary, secondary, and independent schools.

Disclaimer

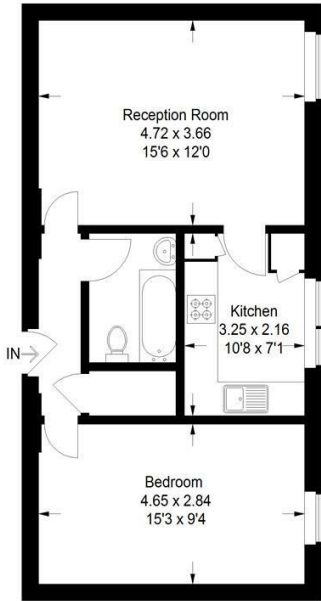
"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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



Bute Road, SM6

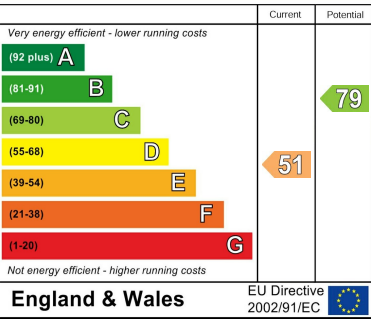
Approximate Gross Internal Area
47.9 sq m / 516 sq ft



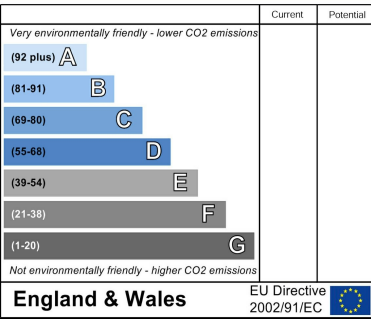
Ground Floor

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. (ID1178683)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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