



Birch Court, Maldon Road, Wallington, SM6 8BJ  
Offers In Excess Of £270,000

For Sale

Gray's  
RESIDENTIAL



- Set within a well-maintained, purpose-built block
- Newly fitted modern kitchen
- A bright, open-plan lounge with lovely views
- Excellent transport links
- Two generously sized double bedrooms
- Stylish bathroom suite
- Secure residents' parking
- Plenty of local amenities

## THE PROPERTY

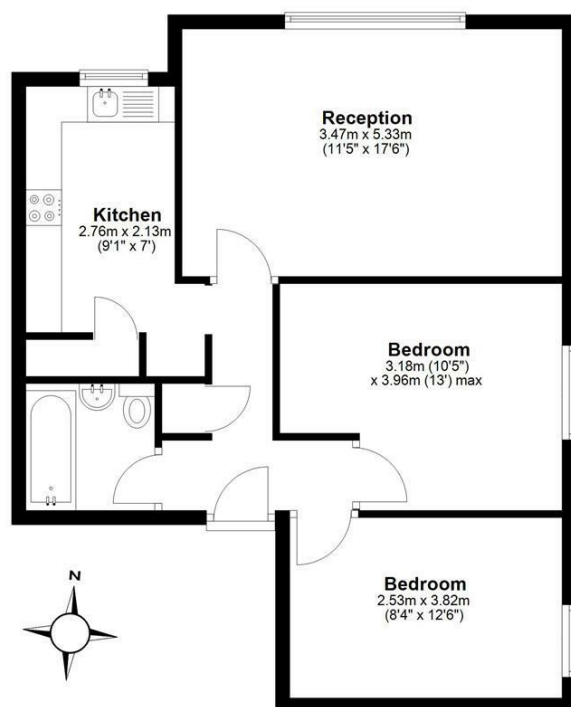
Set within a well-regarded purpose-built block on Maldon Road, this spacious and well-presented two double bedroom flat offers comfort, convenience, and excellent value.

Just minutes from Wallington Station and the shops, cafes, and amenities of Manor Road, the property features: Two generously sized double bedrooms, a newly fitted modern kitchen, stylish bathroom suite, a bright and airy lounge with attractive views and secure residents' parking

Wallington is a well-connected and increasingly popular location, Ideal for first-time buyers, commuters, or investors, offering a balance of suburban charm and city convenience. With direct trains to London Victoria and London Bridge in around 30 minutes, The area boasts a mix of independent shops, cafés, and supermarkets, as well as popular spots like Beddington Park for green space and weekend walks. Highly regarded schools and a strong community feel make Wallington such a great place.

### Third Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 58.0 sq. metres (624.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

352-356 Battersea Park Road, Battersea, London, SW11 3BY

Tel: 07778708945 Email: [Ryan@graysresidential.co.uk](mailto:Ryan@graysresidential.co.uk) <https://www.graysresidential.co.uk>