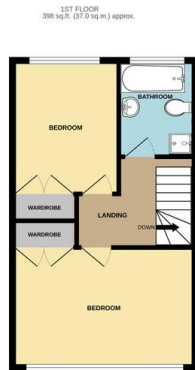




39 Lodge Road, Wallington, Surrey, SM6 0TZ | **£300,000 Share of Freehold**

Located within easy reach of both Wallington and Carshalton with their range of shops, amenities and transport links, this spacious split level apartment is offered for sale benefiting from a 15'3 lounge, fitted kitchen, two double bedrooms and a bathroom with separate shower cubical. Other features include a share of the freehold, double glazing and garage en bloc. viewing is recommended on this chain free property.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

STAIRS TO FIRST FLOOR

OWN FRONT DOOR

ENTRANCE HALL

RECEPTION ROOM 15' 3" x 13' 6" (4.65m x 4.11m)

KITCHEN 9' x 9' (2.74m x 2.74m)

STAIRS TO UPPER FLOOR

BEDROOM 1 15' 3" x 10' 1" (4.65m x 3.07m)

BEDROOM 2 11' 2" x 9' (3.4m x 2.74m)

BATHROOM 7' 11" x 5' 10" (2.41m x 1.78m)

SHARE OF FREEHOLD

NO CHAIN

WALLINGTON

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Woodcote Road
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Tel. 020 8669 5201

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CARSHALTON

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