



42 Pointelle House, 190 London Road, Hackbridge, Surrey, SM6 7FW | £295,000 Leasehold

Positioned in the popular New Mill Quarter development in Hackbridge, this one bedroom apartment is offered for sale with no chain. Located on the 4th floor the property the property boasts an open plan living area with doors onto the balcony, an open plan fitted kitchen, doubled bedroom and spacious bathroom. Other features include a long lease and an allocated underground parking space.

4TH FLOOR 532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 532 s.g.ft. (49.4 s.g.m.) appriox.

What every attempt has been made to ensure the accuracy of the floorpian contained teer, measurement of doors, instruer, come out may the tear the second of the floorpian contained teer, measurement of the plan is for illustrative purposes only and should be called as other than onession or mis-soarcent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability of efficiency, can be given.

COMMUNAL ENTRANCE

ENTRANCE HALL

STORAGE X 2

UTILITY CUPBOARD

RECEPTION ROOM 41' 7" x 11' 7" (12.67m x 3.53m)

BALCONY

KITCHEN 10' 4" x 8' 9" (3.15m x 2.67m)

BEDROOM 1 12' 7" x 10' 3" (3.84m x 3.12m)

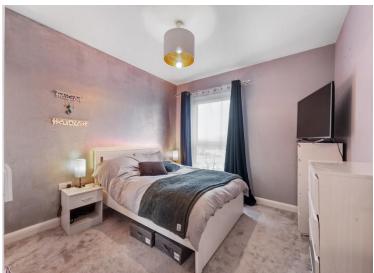
BATHROOM 7' 2" x 6' 6" (2.18m x 1.98m)

ALLOCATED PARKING

UNDERGROUND PARKING

NO CHAIN





IMP ORTANT 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 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G

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