



42 Pointelle House, 190 London Road, Hackbridge, Surrey, SM6 7FW | **Guide Price £288,950 Leasehold**

****Offered with no chain**** Positioned in the popular New Mill Quarter development in Hackbridge, this one bedroom apartment is located on the 4th floor. The property boasts an open plan living area with doors onto the balcony, an open plan fitted kitchen, double 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 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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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



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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