



Flat 2, 15 Stanley Park Road, Wallington, Surrey, SM6 0HJ | Guide Price £290,000

Paul Graham are delighted to offer this spacious apartment which boasts two double bedrooms. The property which is located on the ground floor offers a large lounge/dining room, a fitted kitchen, a modern bathroom and well maintained gardens. Wallington town centre is within easy reach and provides a range of shops, amenities and transport links. Viewing advised.

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA- 681 sq.ft. (63.2 sq.m.) approx.
Whilst 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 descriptive purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
Made with Metagon 2004

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER 19' 2" x 11' (5.84m x 3.35m)

KITCHEN 10' 3" x 7' 3" (3.12m x 2.21m)

BEDROOM 1 11' 6" x 11' 1" (3.51m x 3.38m)

BEDROOM 2 11' 6" x 9' 3" (3.51m x 2.82m)

BATHROOM

COMMUNAL GARDENS

CLOSE TO TOWN CENTRE



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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk