



Flat A, 93 Marchmont Road, Wallington, Surrey, SM6 9NT | **Guide Price £300,000**

Paul Graham are please to market this superbly presented 2 double bedroom ground floor flat with 20ft x 16ft living room, good size kitchen, gas central heating, communal gardens and a secure underground garage. The property is on a popular road in South Wallington, within walking distance of local shops and station serving central London. Internal viewing highly recommended

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA - 778 sq.ft. (72.3 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 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

RECEPTION ROOM 20' 7" x 16' 5" (max) (6.27m x 5m)

KITCHEN 9' 9" x 8' 9" (2.97m x 2.67m)

BEDROOM 1 14' 7" (max) x 8' 6" (4.44m x 2.59m)

BEDROOM 2 15' 3" (max) x 7' 7" (4.65m x 2.31m)

BATHROOM 5' 5" x 5' 4" (1.65m x 1.63m)

SEPARATE WC

COMMUNAL GARDEN

SECURE UNDERGROUND GARAGE

LONG LEASE



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	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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