



Flat D, 95 Marchmont Road, Wallington, Surrey, SM6 9NT | £285,000 Leasehold

Paul Graham are delighted to offer this spacious apartment which is located on the South side of Wallington within easy reach of Wallington Girls. The property has a large 'L' shape reception room and fitted kitchen. There are two double bedrooms, a modern refitted bathroom and separate Wc. Outside there are communal gardens and the property also boasts a long lease (900+ years) and garage. Local bus and shops can be found in Wallington town centre along with Wallington station which provides links to London.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 25' 6 max" x 16 max' (7.77m x 4.88m)

KITCHEN 8' 8" x 8' (2.64m x 2.44m)

BEDROOM 1 15' 3" x 8' 5" (4.65m x 2.57m)

BEDROOM 2 15' 2" x 7' 10" (4.62m x 2.39m)

BATHROOM

WC

GARAGE EN BLOC

LONG LEASE

FIRST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, window, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown here will be listed and no guarantee will be made regarding their operation or efficiency for the given.
Made with floorplan click



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		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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