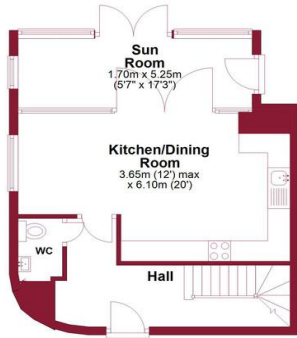


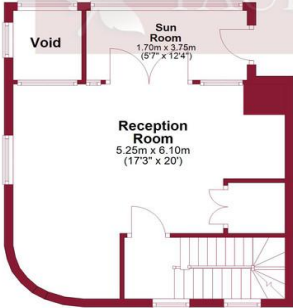
8 Helios Road, Hackbridge, Wallington, Surrey, SM6 7BZ | **£495,000 Leasehold**

Paul Graham are delighted to present this iconic eco home located in the heart of Hackbridge close to local shops and Hackbridge station which provides routes into London (Thames Link). The property which was built circa 2002 offers the new owner a chance to be part of a low carbon, eco-friendly housing development.

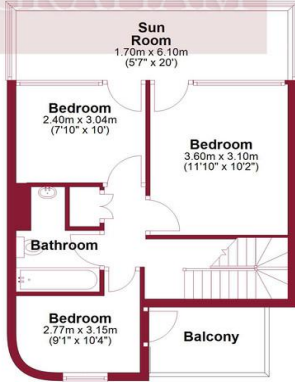
**Ground Floor**  
Approx. 45.8 sq. metres (492.8 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.3 sq. feet)



**Second Floor**  
Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 139.4 sq. metres (1500.4 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

**ENTRANCE HALL**

**WC**

**OPEN PLAN KITCHEN/DINING ROOM** 20 max' 0" x 12 max' 0" (6.1m x 3.66m)

**SUN ROOM** 17' 3" x 5' 7" (5.26m x 1.7m)

**STAIRS TO THE FIRST FLOOR**

**LOUNGE/RECEPTION ROOM** 20' x 17' 3" (6.1m x 5.26m)

**SUN ROOM** 12' 4" x 5' 7" (3.76m x 1.7m)

**ACCESS TO A PRIVATE SKY GARDEN**

**SKY GARDEN**

**STAIRS TO THE TOP FLOOR**

**BEDROOM** 11' 10" x 10' 2" (3.61m x 3.1m)

**BEDROOM** 210' 0" x 7' 10" (3.05m x 2.39m)

**SUN ROOM** 20' x 5' 7" (6.1m x 1.7m)

**BEDROOM** 310' 4" x 9' 1" (3.15m x 2.77m)

**BALCONY**

**BATHROOM**

**PRIVATE GARDEN**

**RESIDENTS PARKING**

**AWARD WINNING ECO DEVELOPEMENT**



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

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