



PAUL GRAHAM

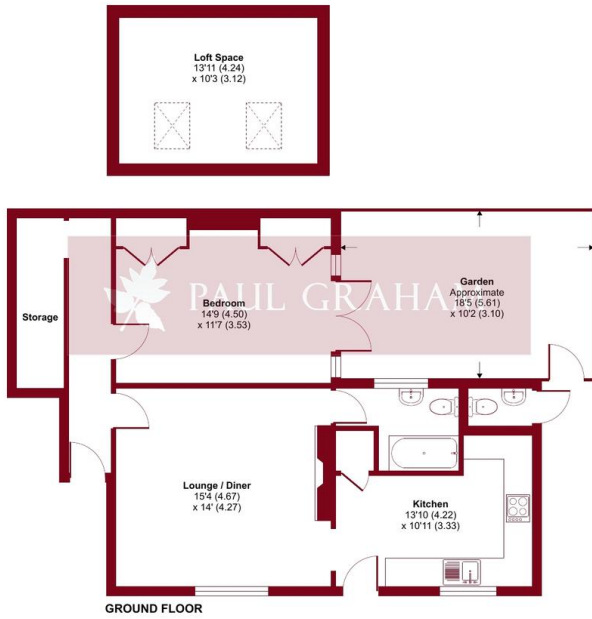


9c Manor Road, Wallington, Surrey, SM6 0BW | Guide Price £285,000 Leasehold

Paul Graham are please to market this stunning and spacious one bedroom ground floor garden apartment. Situated within easy reach of both Wallington and Carshalton high street and stations which provide access into London Bridge and London Victoria. The property has its own entrance, high ceiling and retains many original features, updated by the current owner and comprises a large lounge with wood burning stove and a modern bathroom and kitchen/dining room which has access into a converted loft space, there is also a large double bedroom with doors leading out to a private patio garden. Viewing is recommended.

Manor Road, Wallington, SM6

Approximate Area = 679 sq ft / 63 sq m
 Loft Space = 145 sq ft / 13.4 sq m
 Total = 824 sq ft / 76.5 sq m
 For identification only - Not to scale



OWN FRONT DOOR

RECEPTION ROOM 15' x 14' (4.57m x 4.27m)

KITCHEN/BREAKFAST ROOM 14' (max) x 11' (max) (4.27m x 3.35m)

LOFT ROOM

BEDROOM 1 14' 10" x 10' 5" (4.52m x 3.18m)

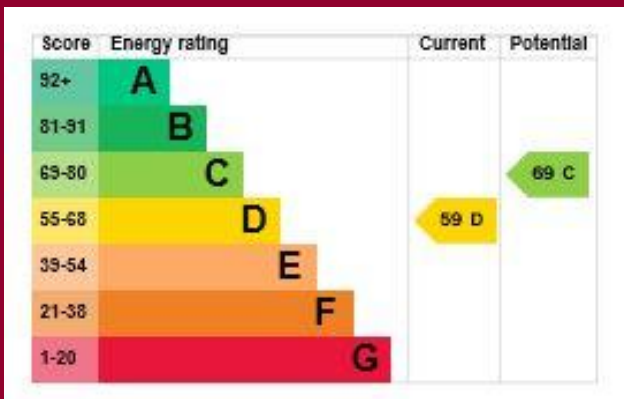
BATHROOM

PATIO GARDEN

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©indream 2024.
 Produced for Paul Graham. REF: 1190008



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.



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