

33a Grosvenor Road, Wallington, Surrey, SM6 0EN
£595,000 Leasehold



PAUL GRAHAM

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DESCRIPTION

Paul Graham are delighted to present this unique 4 bedroom, 1st floor apartment which offers 1455 square feet of stunning and flexible accommodation. Comprised of a large sitting room with a Southerly aspect balcony, open plan dining area and modern fitted kitchen and also a separate utility room. The master bedroom has a range of fitted wardrobes and en-suite shower room. There are three further bedrooms, all of a good size, with one currently used as a home office with fitted workstations and shelving. There is also an additional family bathroom.

In addition to balconies at the front and rear, there is a gated 80ft private garden with off-street parking for 2/3 cars and a garage.

Grosvenor Road is located within easy reach of Wallington station and town centre with its range of shops and amenities. An internal viewing is highly recommended.



ROOMS

COMMUNAL ENTRANCE

STAIRS TO THE FIRST FLOOR

SITTING ROOM 18' 4" x 13' 0" (5.59m x 3.96m)

KITCHEN/DINING ROOM 20' 6" x 19' 7" (6.25m x 5.97m)

UTILITY ROOM 7' 1" x 4' 7" (2.16m x 1.4m)

BEDROOM 1 13' 3" x 12' 6" (4.04m x 3.81m)

EN SUITE SHOWER ROOM 8' 4" x 7' 3" (2.54m x 2.21m)

BEDROOM 2 14' 5" x 12' 0" (4.39m x 3.66m)

BEDROOM 3 14' 5" x 7' 9" (4.39m x 2.36m)

BEDROOM 4 11' 2" x 9' 0" (3.4m x 2.74m)

BATHROOM 9' 10" x 8' 0" (3m x 2.44m)

BALCONIES TO FRONT AND REAR

PRIVATE GARDEN

OFF STREET PARKING FOR 2/3 CARS

GARAGE

LONG LEASE

CLOSE TO STATION

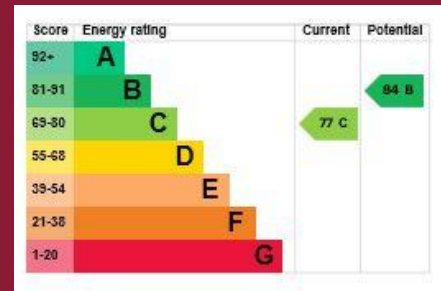
VENDOR SUITED



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FLOOR PLAN



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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