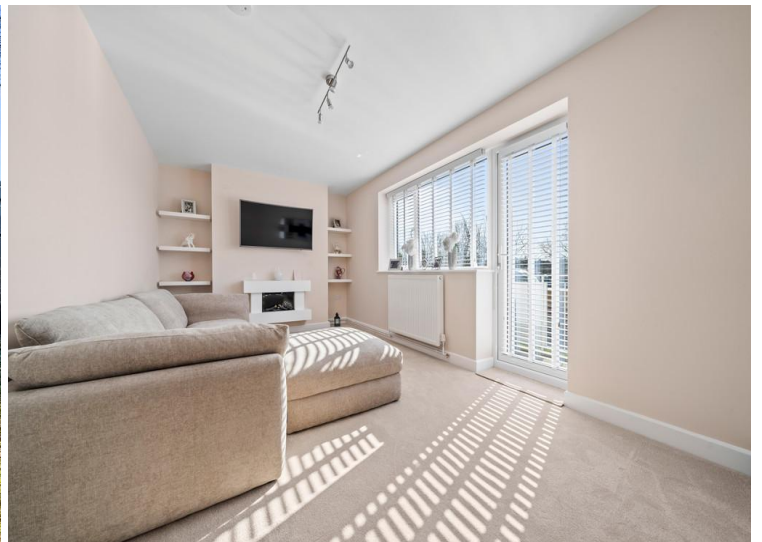




PAUL GRAHAM



## 2 Bond Gardens, Wallington, Surrey, SM6 7LP | **Guide Price £350,000 Leasehold**

Paul Graham are delighted to market this absolutely stunning fully renovated 2 double bedroom split level maisonette with its own garden. Benefitting from a recently extended lease, its own entrance with stairs to first floor, 17ft reception room with balcony, a 13'10" new kitchen, with stairs to the 2nd floor where you can find 2 good size bedrooms and a new bathroom. The property has had an extended lease and viewing is highly recommended.



**Ground Floor**  
Approx. 7.5 sq. metres (80.8 sq. feet)



**OWN ENTRANCE**

**ENTRANCE HALL**

**STAIRS TO FIRST FLOOR**

**RECEPTION ROOM 17' x 9' 8" (5.18m x 2.95m)**

**BALCONY**

**KITCHEN 13' 10" x 9' 4" (4.22m x 2.84m)**

**STAIRS TO 2ND FLOOR**

**BEDROOM 1 17' 1" x 9' 9" (5.21m x 2.97m)**

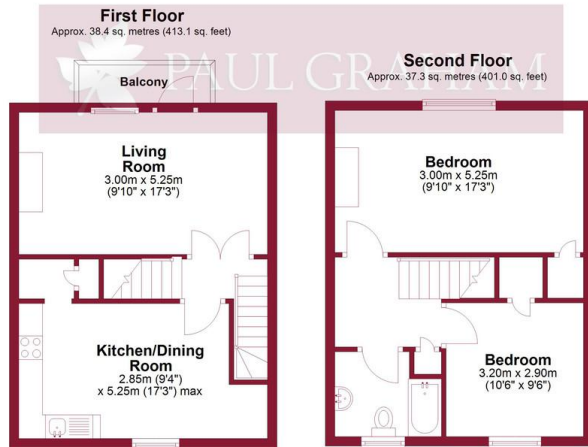
**BEDROOM 2 10' 6" x 9' 5" (3.2m x 2.87m)**

**BATHROOM 7' 2" x 5' 11" (2.18m x 1.8m)**

**OWN SECTION OF GARDEN**

**EXTENDED LEASE**

**FULLY RENOVATED**



**PAUL GRAHAM**  
Total area: approx. 83.1 sq. metres (894.9 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.



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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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