



Flat 5, 1 Violet Close, Wallington, Surrey, SM6 7HH | **Guide Price £215,000 Leasehold**

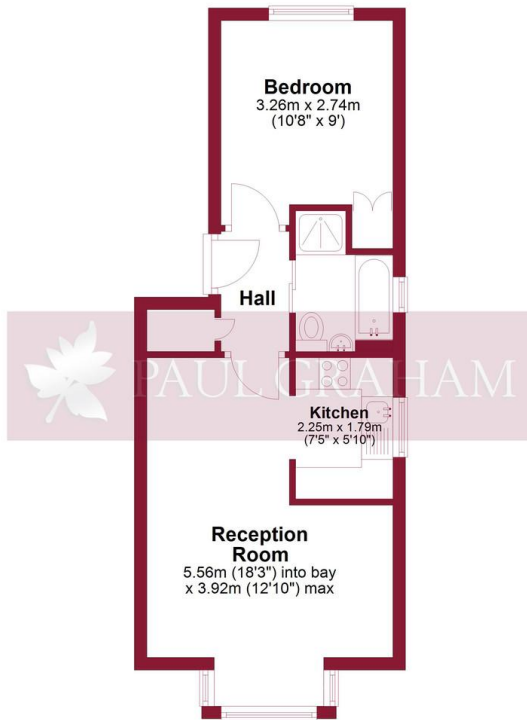
Paul Graham are pleased to market this well presented 1 bedroom top floor flat (2nd Floor).

Situated in a quiet residential area which is close a Hackbridge train Station and local amenities. Benefitting from an open plan kitchen with breakfast bar to the living room, a white suite bathroom, bedroom with a fitted wardrobe, a long lease and allocated parking. Viewing is recommended on this no chain property.



## Second Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 35.6 sq. metres (382.7 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.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 18' 3" into bay x 12' 11" (5.56m x 3.94m)

**OPEN PLAN KITCHEN AREA** 7' 4" x 5' 11" (2.24m x 1.8m)

**BATHROOM** 6' 3" x 5' 11" (1.91m x 1.8m)

**BEDROOM 1** 10' 8" x 9' 0" (3.25m x 2.74m)

## ACCESS TO LOFT

## ALLOCATED PARKING

## LONG LEASE

## NO CHAIN



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
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk