



PAUL GRAHAM

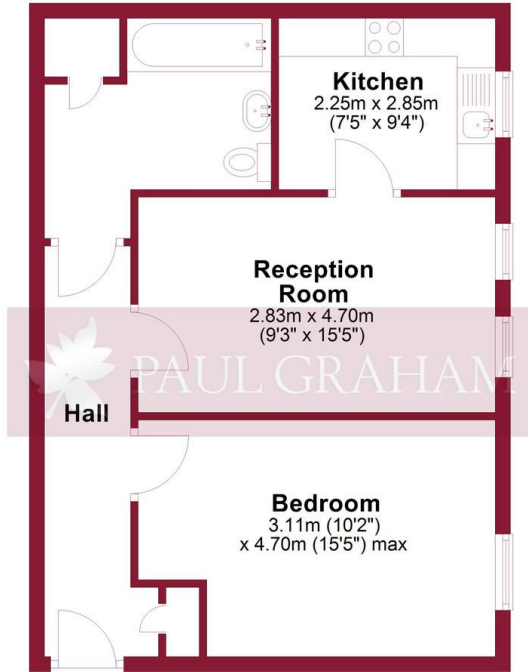


11 Farmstead Court, 6 Melbourne Road, Wallington, Surrey, SM6 8SY | **Guide Price £240,000 Freehold**

Paul Graham are pleased to market this modern 2nd floor purpose built flat, situated in Wallington town centre, a stones throw from Wallington train station and all the amenities Wallington has to offer. The Property has a 15 ft reception room with access to the kitchen, 15 ft bedroom, and a modern white suite bathroom. Viewing is recommended on this no chain property.

## Second Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 49.8 sq. metres (535.9 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.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 15' 4" x 9' 3" (4.67m x 2.82m)

**KITCHEN** 9' 4" x 7' 4" (2.84m x 2.24m)

**BEDROOM 1** 15' 4" x 10' 2" (4.67m x 3.1m)

**BATHROOM** 8' 7" x 7' 4" (2.62m x 2.24m)

## LONG LEASE

## CLOSE TO WALLINGTON BR

## 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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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