

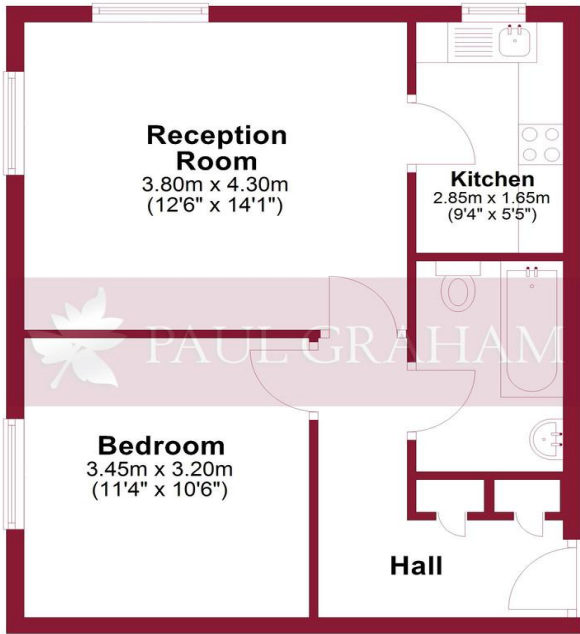


## 26 Charlotte Road, Wallington, Surrey, SM6 9AX | £230,000 Leasehold

Situated in a quiet spot close to the town centre, this well presented top floor apartment benefits a long lease, gas central heating and an allocated parking space. Boasting a good size lounge, modern kitchen and bathroom and double bedroom this property is an ideal first time property or buy to let opportunity. Viewing advised.

## Top Floor

Approx. 44.5 sq. metres (478.6 sq. feet)



Total area: approx. 44.5 sq. metres (478.6 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.

PAUL GRAHAM

## COMMUNAL ENTRANCE

## STAIRS TO THE TOP FLOOR

## ENTRANCE HALL

RECEPTION ROOM 14' 1" x 12' 6" (4.29m x 3.81m)

KITCHEN 9' 4" x 5' 5" (2.84m x 1.65m)

BEDROOM 11' 4" x 10' 6" (3.45m x 3.2m)

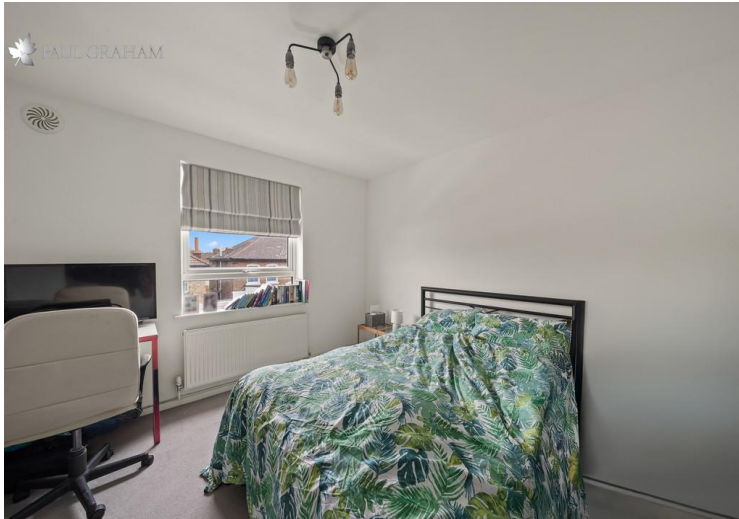
## BATHROOM

## ALLOCATED PARKING

## LONG LEASE

## DOUBLE GLAZING

## GAS CENTRAL HEATING



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		76 C
55-68	D	58 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