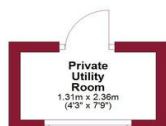


Flat 3, 20 Elgin Road, Wallington, Surrey, SM6 8RE | **£250,000 Share of Freehold**

An impressive and characterful first floor conversion apartment offering a share of freehold, allocated parking and well proportioned accommodation. The property benefits from high ceilings, sash windows, a separate utility room and a generous double bedroom, making it an ideal purchase for first time buyers, professionals or investors alike. Viewing advised.

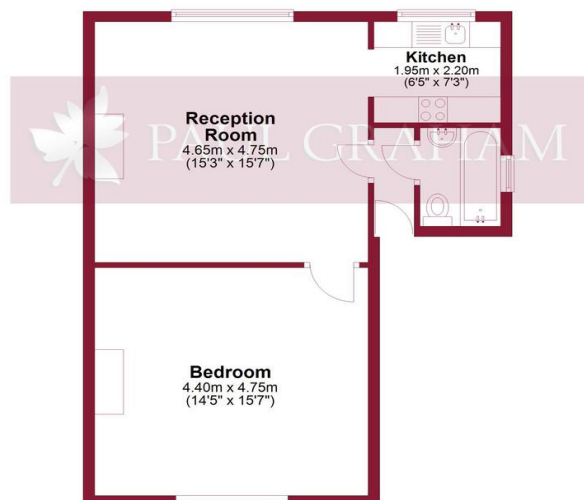
First Floor

Approx. 3.1 sq. metres (33.2 sq. feet)



Second Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 55.6 sq. metres (599.0 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 HALL

STAIRS TO THE HALF LANDING

UTILITY ROOM 7' 9" x 4' 3" (2.36m x 1.3m)

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

RECEPTION ROOM 15' 7" x 15' 3" (4.75m x 4.65m)

KITCHEN 7' 3" x 6' 5" (2.21m x 1.96m)

DOUBLE BEDROOM 15' 7" x 14' 5" (4.75m x 4.39m)

BATHROOM

ALLOCATED PARKING

SHARE OF FREEHOLD



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	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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