



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

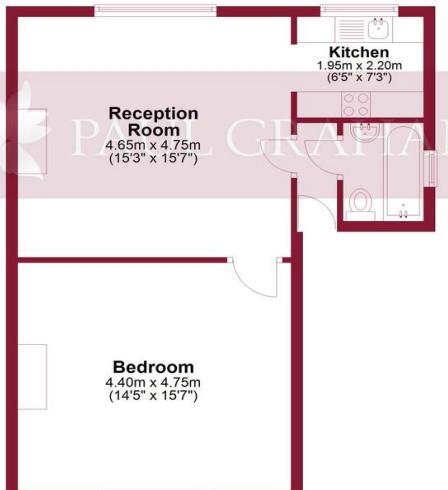
An impressive and characterful first floor conversion apartment offering a share of freehold, allocated parking and well proportioned accommodation. The property benefits from high ceilings, sash windows, a separate utility room and a generous double bedroom, making it an ideal purchase for first time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

## COMMUNAL ENTRANCE HALL

**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.



## 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



PAUL GRAHAM



**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		

## 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