



11 Saxon House, 170 London Road
Wallington, SM6 7AN

Guide Price £300,000



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Set just across the road from Hackbridge Station (Zone 4), this modern and spacious two-bedroom, two-bathroom second floor flat is perfectly placed for anyone looking for comfort, convenience and quick access into London.

Inside, the property offers a well-laid-out interior, starting with an inviting entrance hallway that leads into a bright and generously sized open-plan lounge and kitchen – ideal for both relaxing and entertaining. The two double bedrooms include a spacious master with en-suite shower room, while a large family bathroom with bathtub caters to everyday needs.

Further benefits include a secure entry phone system, communal gardens, bike storage, and your own private allocated parking space within a gated car park.

The location couldn't be better – with Sainsbury's, Lidl, local shops and everyday amenities all just a short stroll away. Hackbridge Station provides fast links into London Victoria (just 25 minutes), the Northern Line via Balham in 12 minutes, and additional services to London Blackfriars, Farringdon and King's Cross – making your daily commute a breeze.

Offered to the market with no onward chain, this is a fantastic opportunity for first-time buyers, young professionals or investors alike.





Entrance Hall
14'1" x 3'5" (4.3m x 1.06m)

Living Room/Kitchen
22'0" x 11'7" (6.72m x 3.55m)

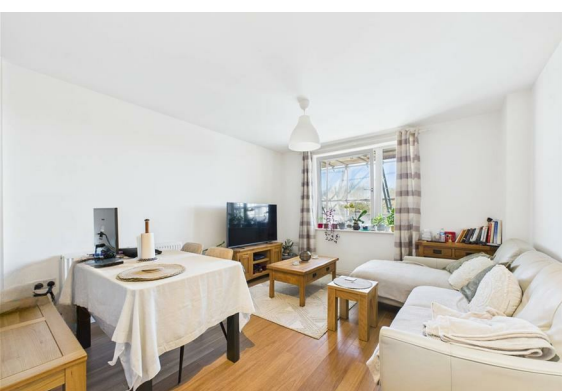
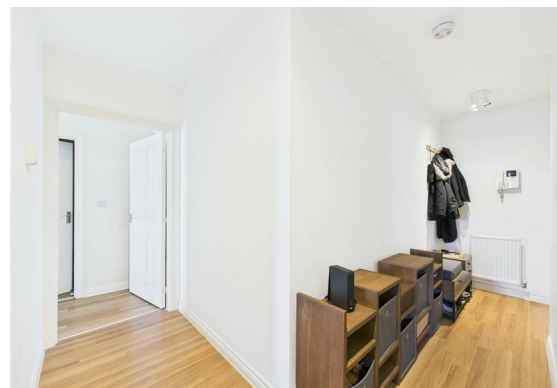
Bedroom
12'1" x 9'2" (3.69m x 2.81m)

Ensuite
5'10" x 5'4" (1.79m x 1.63m)

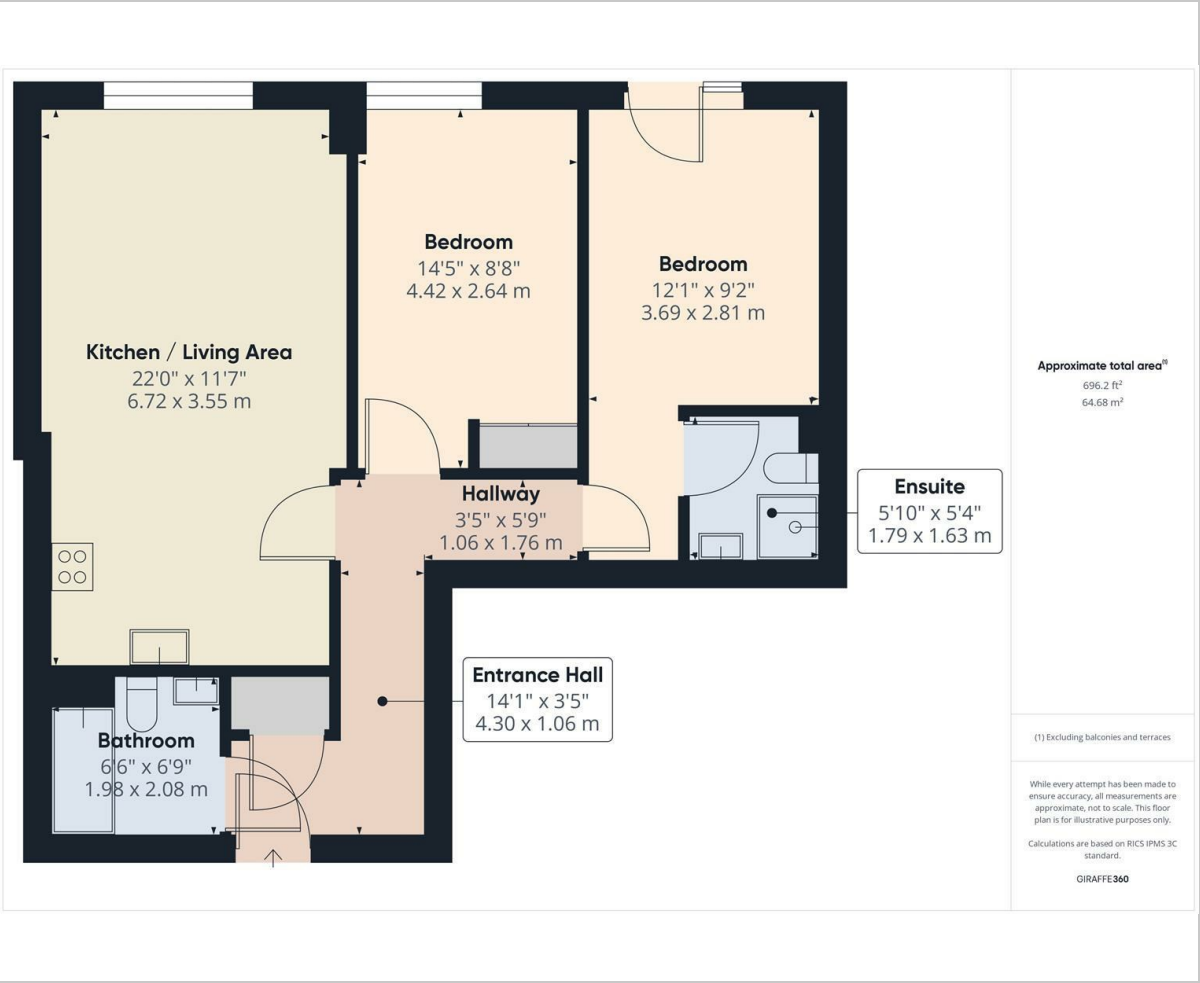
Bedroom
14'6" x 8'7" (4.42m x 2.64m)

Hallway
3'5" x 5'9" (1.06m x 1.76m)

Bathroom
6'5" x 6'9" (1.98m x 2.08m)



Floor Plan



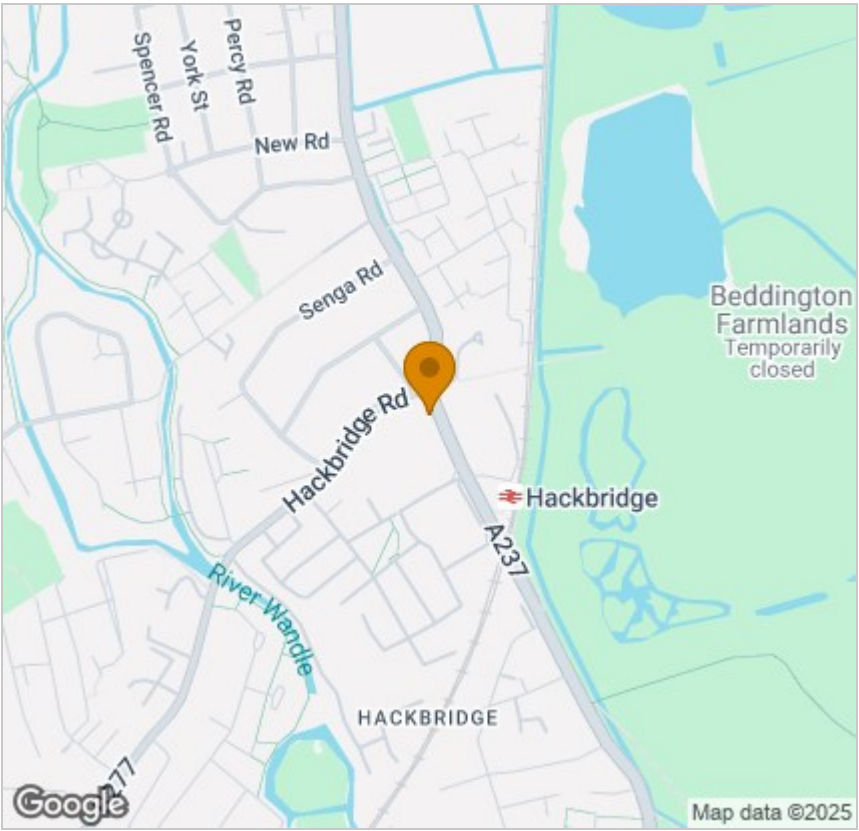
Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

