



Saxon House, London Road

Wallington

In Excess of £325,000





## Saxon House, Wallington

- Two double bedroom
- Moments from Hackbridge Station
- High spec throughout
- Secure allocated parking space
- Prime location
- Large private terrace
- Long lease

### NO ONWARD CHAIN - SPACIOUS FIRST-FLOOR APARTMENT WITH GATED PARKING & LARGE TERRACE

This splendid first-floor apartment combines comfort, style, and modern living, spanning an impressive 877 sq. ft. and positioned within a secure, gated development.

The property features two generously sized double bedrooms, each designed to offer a peaceful retreat, alongside two well-appointed bathrooms for ultimate convenience.

One of the apartment's most unique features is its exceptionally large private terrace - perfect for summer barbecues, alfresco dining, or simply relaxing in the fresh air.

At the heart of the home lies a fantastic open-plan living and kitchen area, ideal for entertaining guests or enjoying quiet evenings in. Expansive windows flood the space with natural light, creating a warm and welcoming atmosphere while framing attractive top-floor views.

Further benefits include a lift for easy access, gated parking, and the fact that the property is offered with no onward chain, ensuring a smooth and hassle-free move.





## Disclaimer

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date.

**Property Details:** The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to carry out their own due diligence and inspections to verify any details of importance.

**Fixtures and Fittings:** Items included with the property are subject to negotiation and may differ from what is shown or described in the brochure.

**External Information:** Any reference to schools, amenities, transport links, or other services is provided in good faith but should be independently verified.

**Legal Advice:** This brochure does not constitute an offer, contract, or part of one. Interested parties are encouraged to seek professional legal advice before making any commitments.

Kaybridge Residential accepts no responsibility for any loss or damage resulting from reliance on this information. All interested parties should ensure they have a full understanding of the property and associated matters prior to purchase.

Council Tax band: D

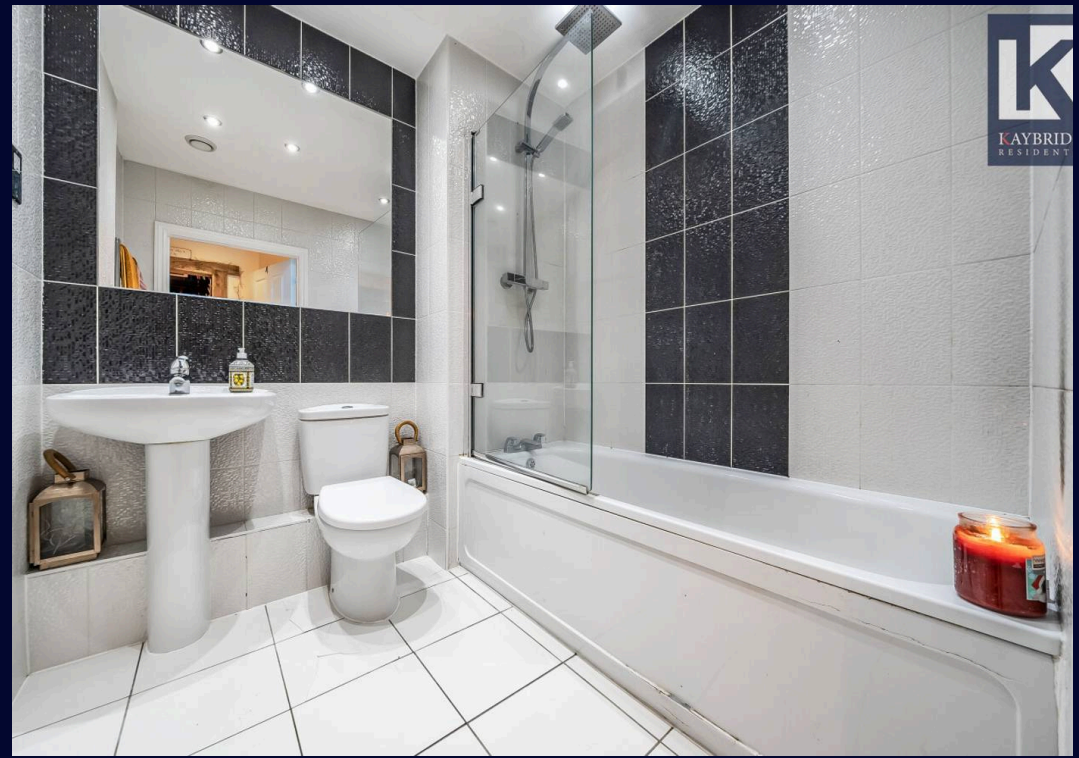
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





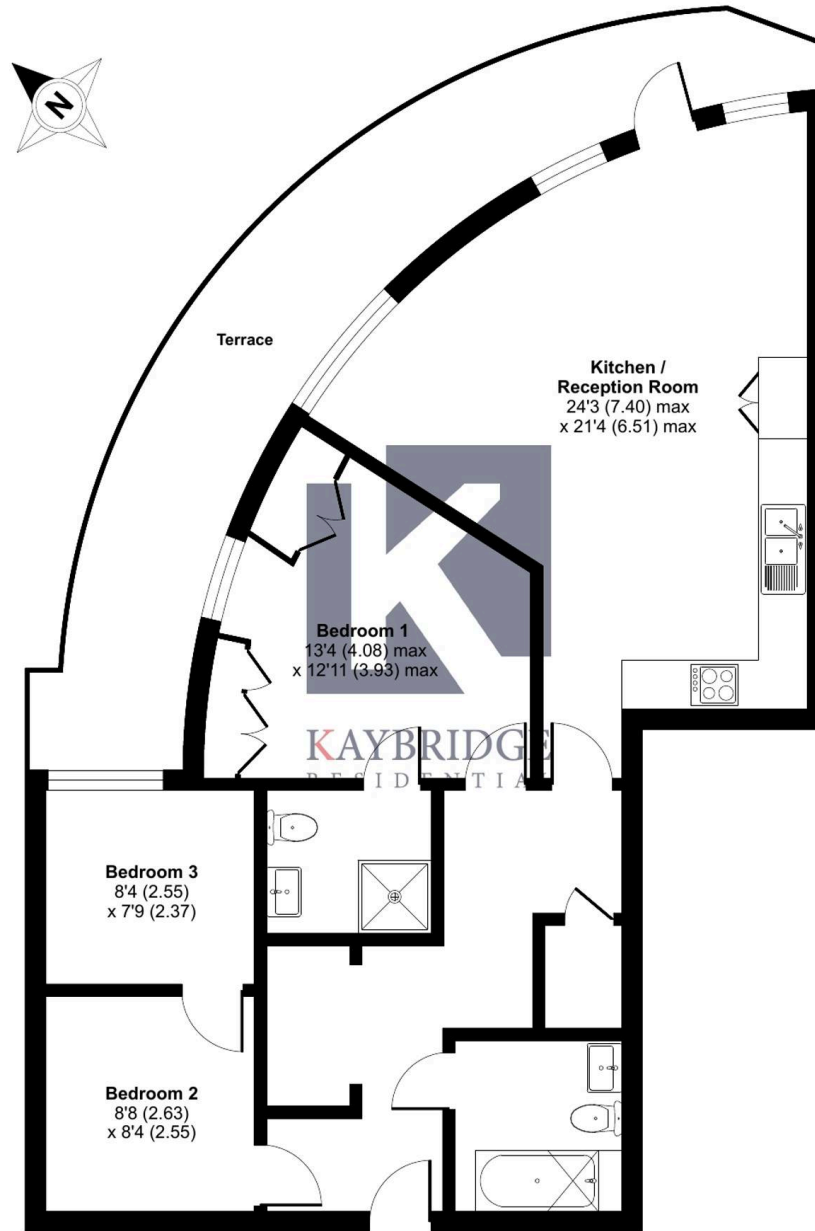




# London Road, Wallington, SM6

Approximate Area = 877 sq ft / 81.4 sq m

For identification only - Not to scale



## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2025. Produced for Kaybridge Residential Ltd. REF: 1337015





## Kaybridge Residential Estate Agents

Kaybridge Residential Estate Agents, 23 Stoneleigh Broadway - KT17 2JE

02080040474 • [info@kbridge.co.uk](mailto:info@kbridge.co.uk) • [www.kaybridgeresidential.co.uk/](http://www.kaybridgeresidential.co.uk/)

The information contained in this brochure is provided for general guidance and marketing purposes only. While every effort has been made to ensure the accuracy of the details provided, Kaybridge Residential cannot guarantee that all information is correct, complete, or up-to-date. Property Details: The descriptions, floor plans, dimensions, and photographs are intended to give a general overview of the property and may not represent its precise condition or layout. Prospective buyers are advised to