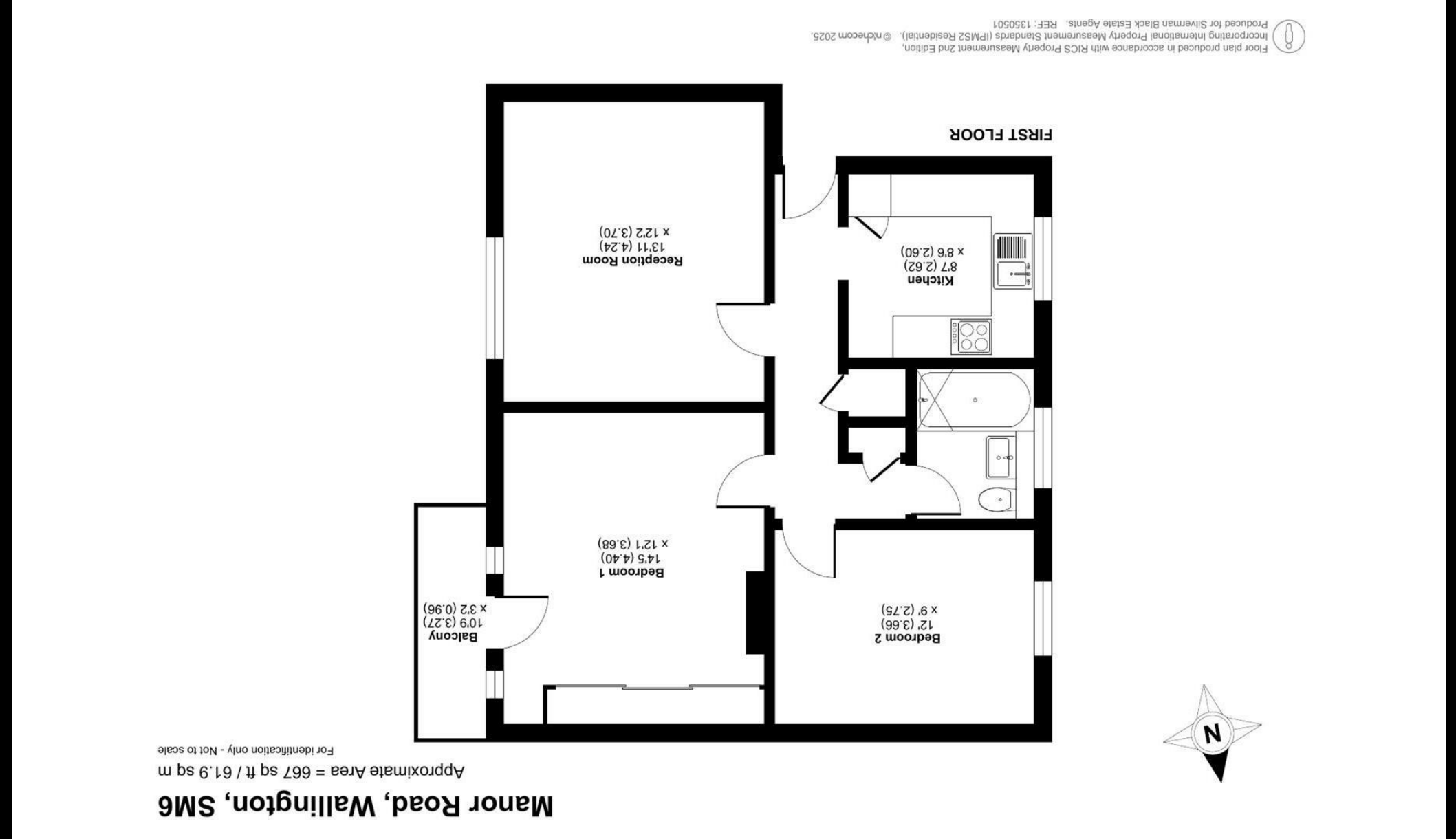




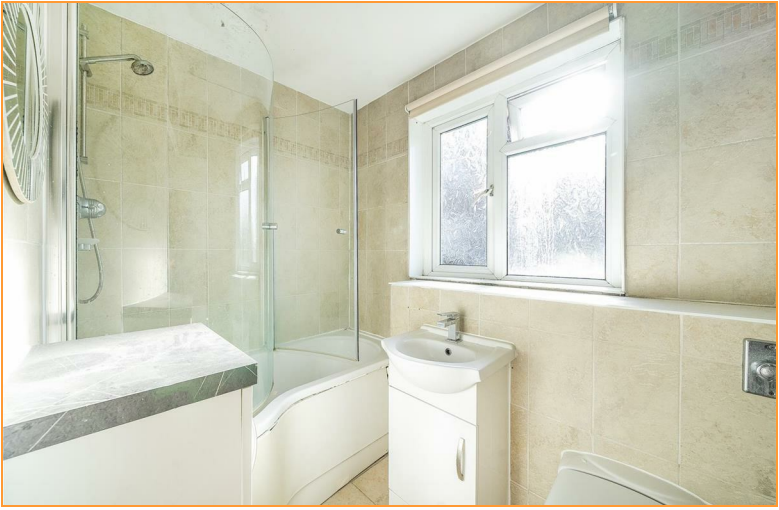


Flat 4 Manor House Manor Road

Wallington, SM6 0AE

Price Guide £280,000

Silverman Black is delighted to offer this spacious two bed first floor "mansion" flat located on a popular development only 0.2 miles (5 minutes walk) from Wallington BR station. The property is being offered with full vacant possession and no onward chain and does, in truth, need a little "tidying up" - but affords generously proportioned living accommodation, two genuine double bedrooms, a private balcony and modern kitchen and bathroom suites - so many of the "big ticket" refurbishment projects have been completed. The property is presented in good overall decorative condition, and features hardwood parkay flooring through most of the main accommodation, double glazing and gas/radiator central heating. In terms of the lease, the current agreement has 78 years left on the term - but the owner has confirmed that a new lease will be provided on completion - and we anticipate this to be 125 years in length. Externally, the property has quite extensive communal gardens surrounding the building which are available for residents to use. In terms of local facilities, Wallington BR station - which affords regular fast trains into Central London and The City - is only a five minute walk away (0.2 miles), whilst the shops bars & restaurants of Wallington town centre are only 100m further away. In terms of educational facilities, several independent websites have named Sutton as the joint "best borough" in London in 2025 - with five Grammar Schools and many highly rated State, Private and Independent schools located within a three mile radius. There is an excellent bus service from right outside the flat giving access to Purley, Sutton and Morden - where commuters can connect with the Tube network - via Mitcham Junction (approx 2 miles away) where the Wimbledon to Beckenham Tram Service (via East Croydon) can be picked up. Viewing of this exceptional apartment is very highly recommended - we have the keys - so call today to book your appointment to visit.



- Vacant possession with no onwards chain!
- A substantial two bedroom first floor "mansion" flat - which accommodation comprising a good size entrance hall, generous living room with private balcony, two double bedrooms and refitted kitchen & bathroom suites
- Other benefits include hardwood parkay flooring throughout most of the flat, double glazing, gas/radiator central heating and communal gardens surrounding
- The property is being sold with a new lease which will be provided on completion - we are expecting this to be around 125 years
- Good overall interior condition although the apartment could do with a little "tidying up".
- Leasehold; Council Tax Band "C" ; EPC rating "C" (79/79)
- Five minutes walk (0.2) miles to Wallington BR station - affording regular fast trains to London and The City; 0.3 miles to Wallington town centre
- Exceptional primary & secondary educational facilities located within the Borough - voted as best in London in 2025
- Excellent bus service to Sutton, Purley and Morden - accessing the London Tube - and Mitcham Junction where the Wimbledon to Beckenham tram network can be accessed
- Viewing highly recommended - call today to book your appointment to view

