




HUNTERS[®]

HERE TO GET *you* THERE

 2  2  1  B

London Road, Wallington

£385,000



NO ONWARD CHAIN! Situated in a fantastic modern development opposite Hackbridge station, this modern, 2 bedroom, 2 bathroom apartment is perfect for those who value convenience and connectivity. The large private terrace provides far-reaching views, creating a peaceful retreat right at home.

With excellent amenities nearby, including shops, restaurants, and green spaces, this location offers the best of both urban living and suburban tranquility.

Additionally, the property features a lift service for easy access, ensuring that every resident can enjoy the comfort of this home effortlessly. The underground secure parking provides peace of mind for those with vehicles, offering both convenience and security.

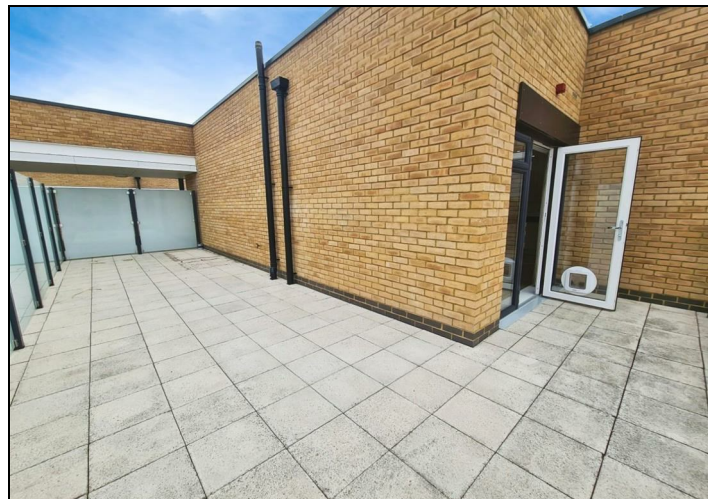
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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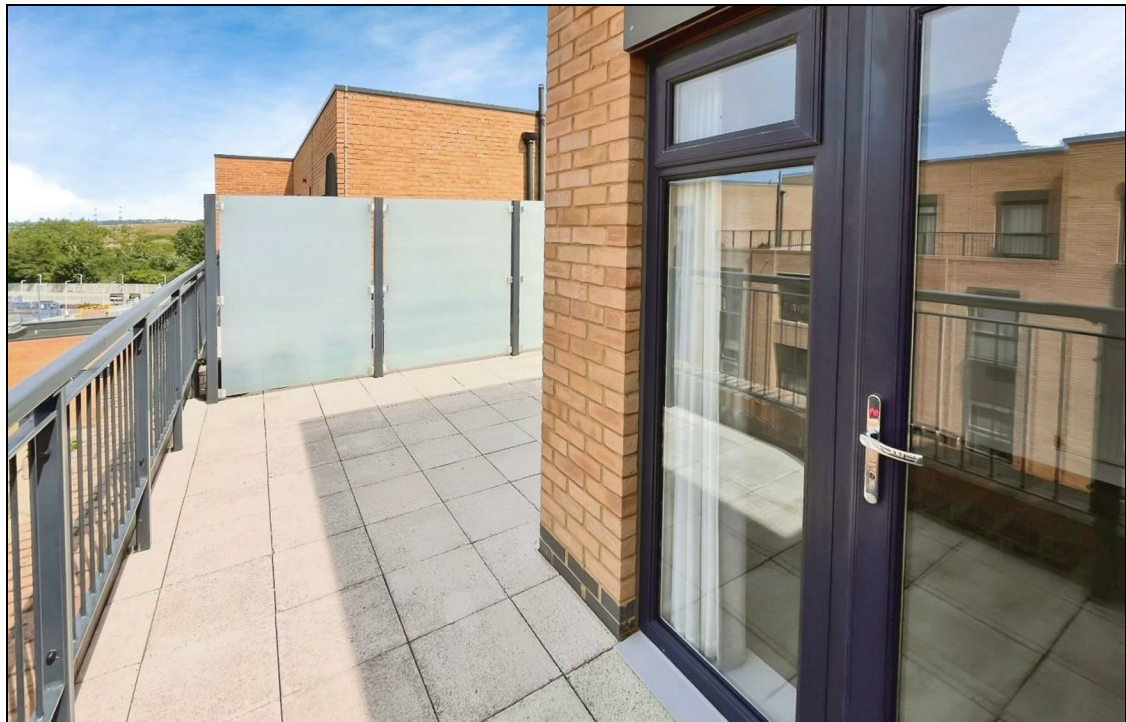
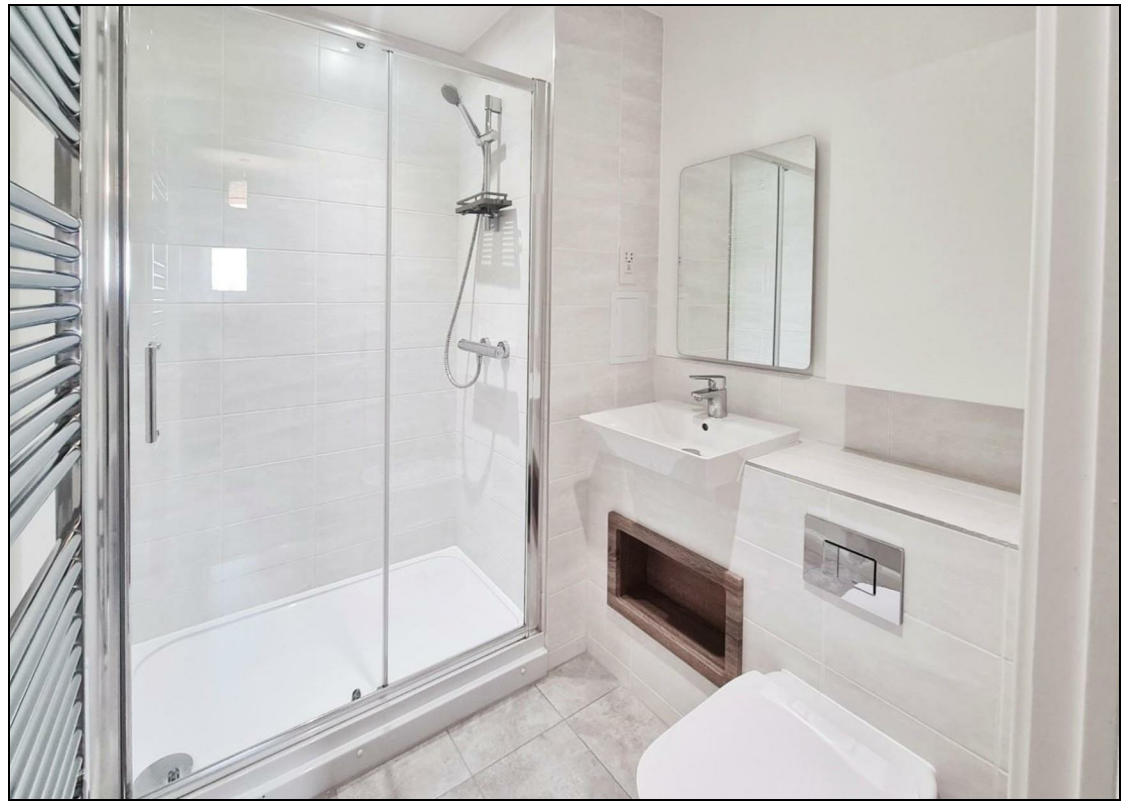


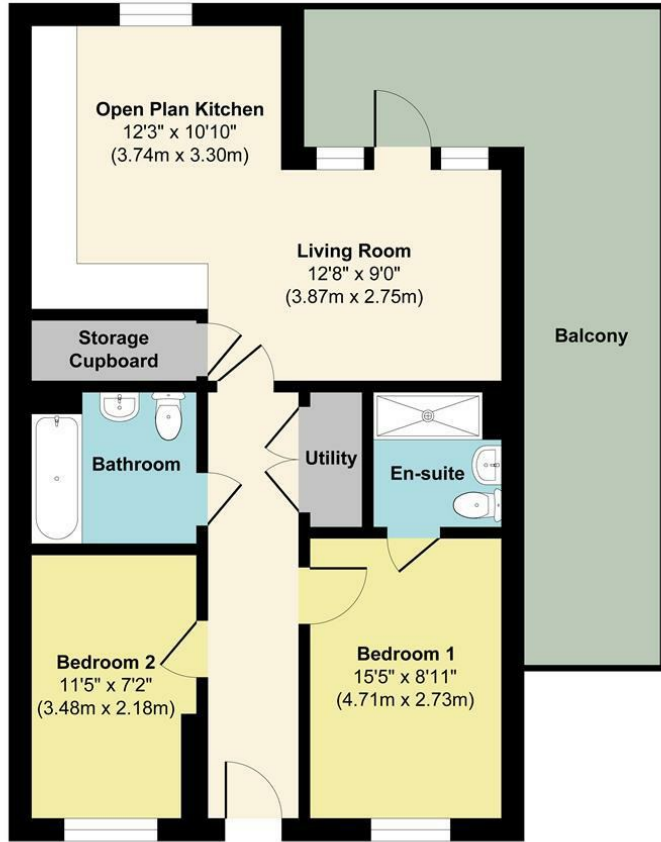
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KEY FEATURES

- TWO BEDROOMS, TWO BATHROOMS
- FIFTH (TOP) FLOOR WITH LIFT SERVICE
 - LARGE ROOF TERRACE
 - LONG LEASE
- UNDERGROUND, SECURE PARKING
 - FANTASTIC DEVELOPMENT
 - IDEAL FOR MAINLINE STATION
 - NO ONWARD CHAIN



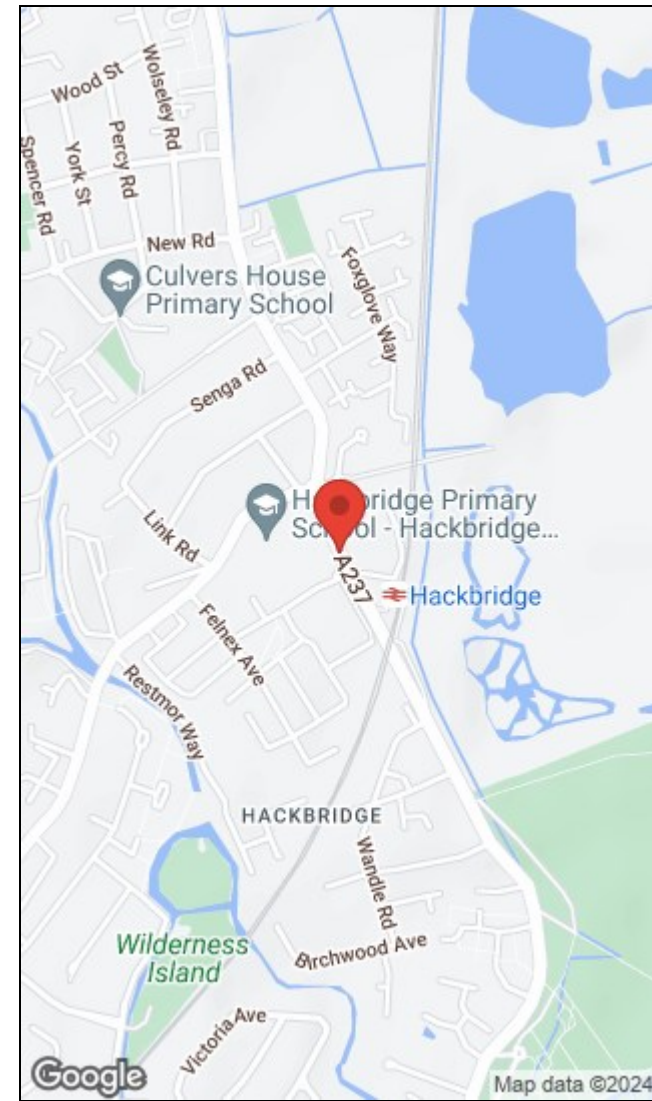




Approx. Gross Internal Floor Area 640 sq. ft / 59.49 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



| Energy Efficiency Rating | |
|---|----------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 83 | Potential: 83 |
| EU Directive 2002/91/EC | |
| England & Wales | |

| Environmental Impact (CO ₂) Rating | |
|---|----------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| Current: 83 | Potential: 83 |
| EU Directive 2002/91/EC | |
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