



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# London Road, Wallington

£385,000

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Welcome to this stunning two-bedroom, second floor apartment built in 2020 and situated in a highly sought after development opposite Hackbridge station. The apartment boasts two double bedrooms, providing ample space for a small family, guests, or even a home office.

One of the highlights of this property is the lovely balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. Additionally, the underground parking space ensures that you never have to worry about finding a place to park your car.

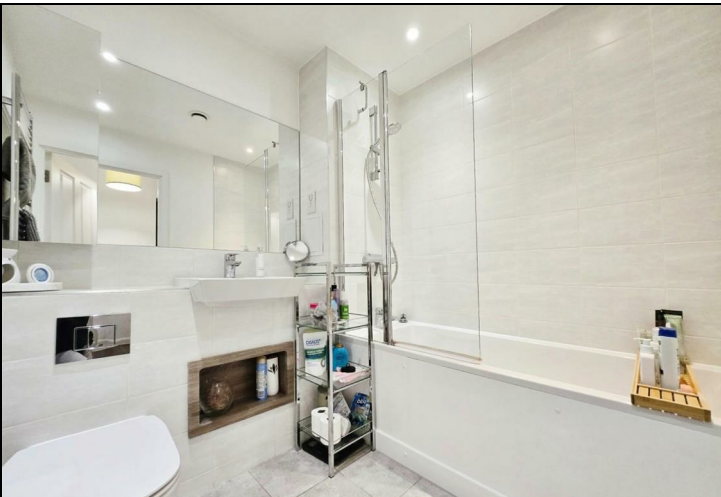
Don't miss out on the chance to make this wonderful flat your new home. Contact us today to arrange a viewing and experience the beauty of this property for yourself. And the best part? No onward chain, making the process of owning this gem even smoother.

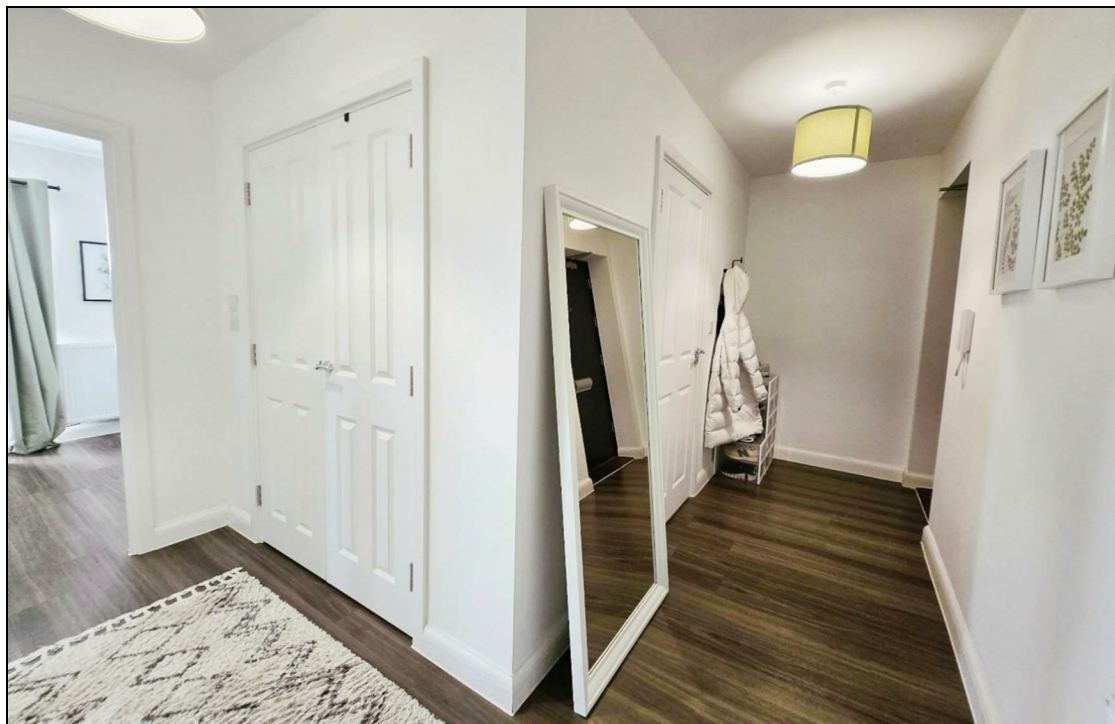
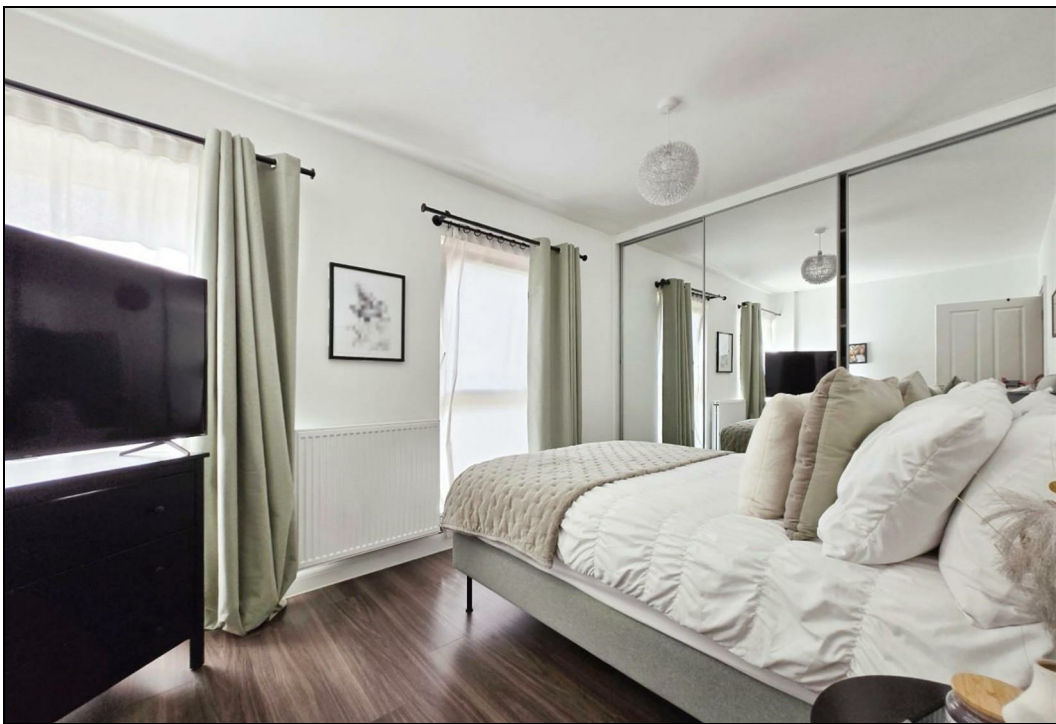
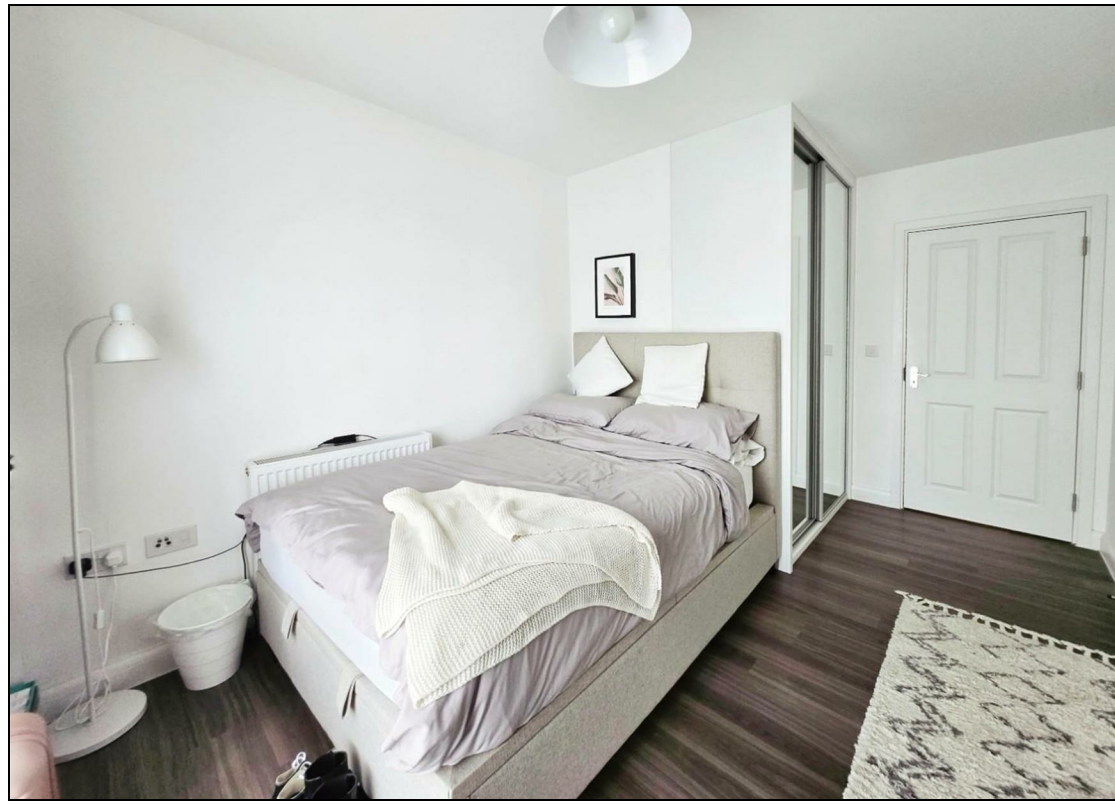
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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## KEY FEATURES

- BEAUTIFUL MODERN APARTMENT
  - TWO DOUBLE BEDROOMS
  - GAS CENTRAL HEATING
    - DOUBLE GLAZING
    - BALCONY
- UNDERGROUND PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN



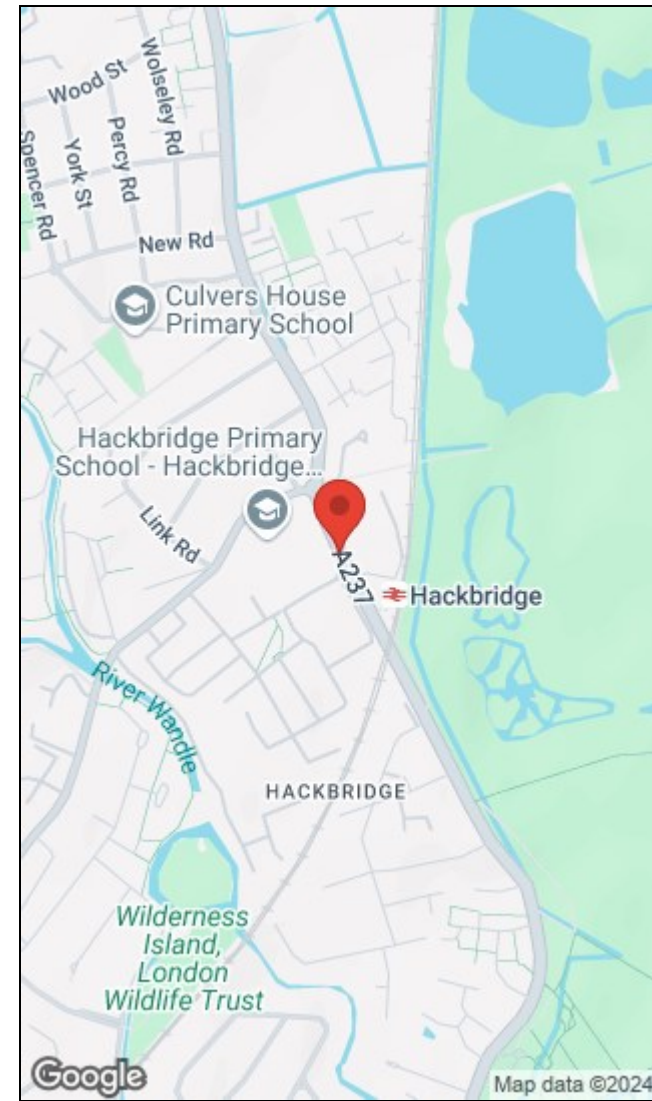




Approx. Gross Internal Floor Area 744 sq. ft / 69.17 sq. m

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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>85</b>	<b>85</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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