



HUNTERS[®]
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Felnex Avenue, Wallington

£350,000



Welcome to this fabulous apartment located in the sought-after New Mill Quarter Development. This delightful property boasts two double bedrooms, perfect for a small family or professionals looking for extra space. With two bathrooms, mornings will be a breeze for everyone.

The apartment features a lovely balcony where you can enjoy a cup of tea while taking in the fresh air. The property also includes a bike store, ideal for cycling enthusiasts, and secure gated parking for your convenience.

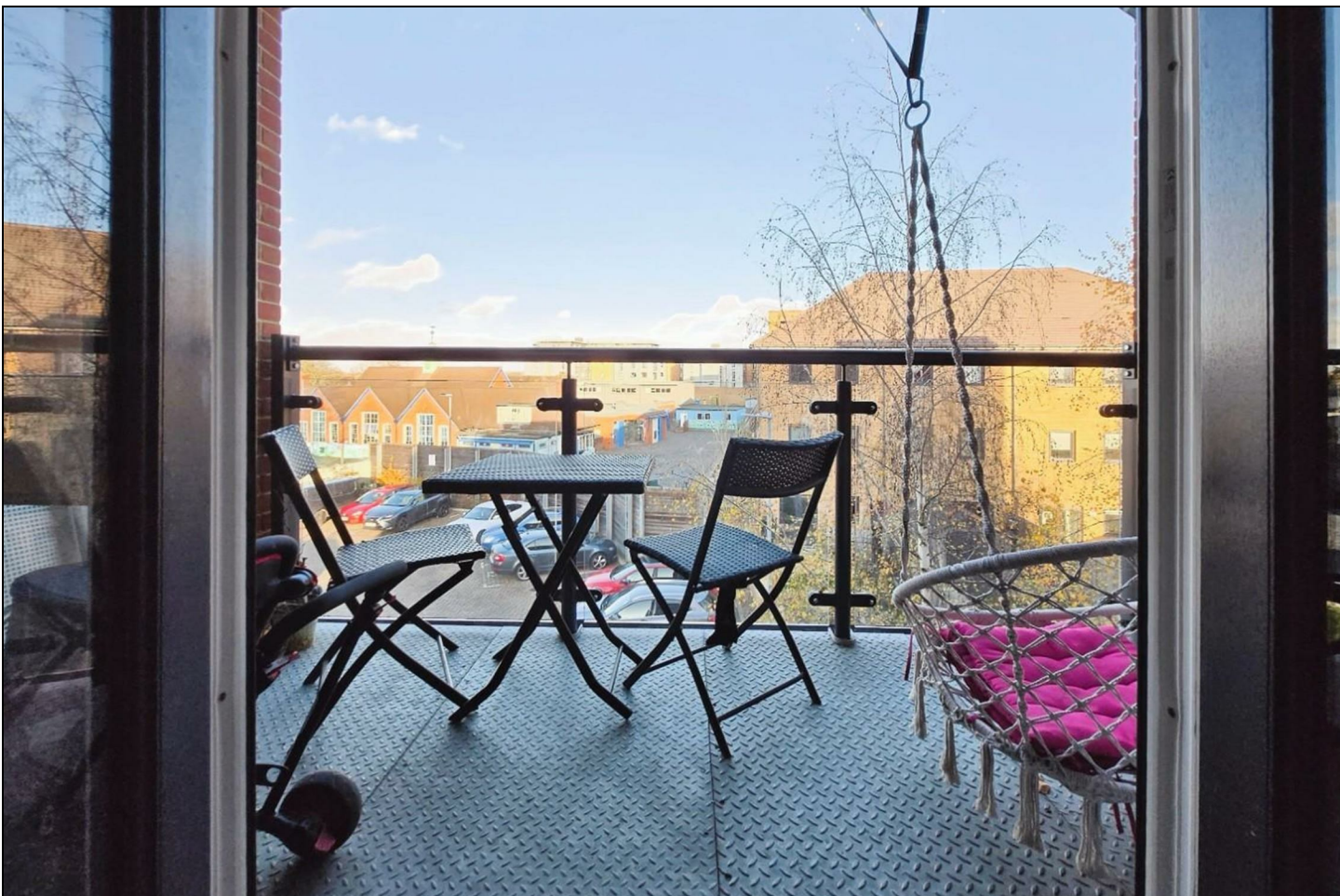
Situated close to Hackbridge station, commuting will be a breeze for those working in the city. Additionally, the property is surrounded by amenities, making daily errands a walk in the park.

With a long lease in place, this apartment offers stability and peace of mind for its new owners. The 695 sq ft of living space provides ample room for comfortable living, and the reception room is perfect for entertaining guests or simply relaxing after a long day.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com

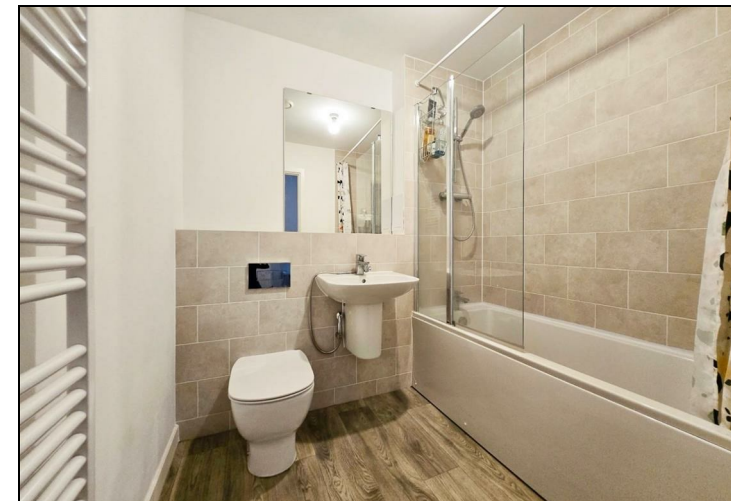


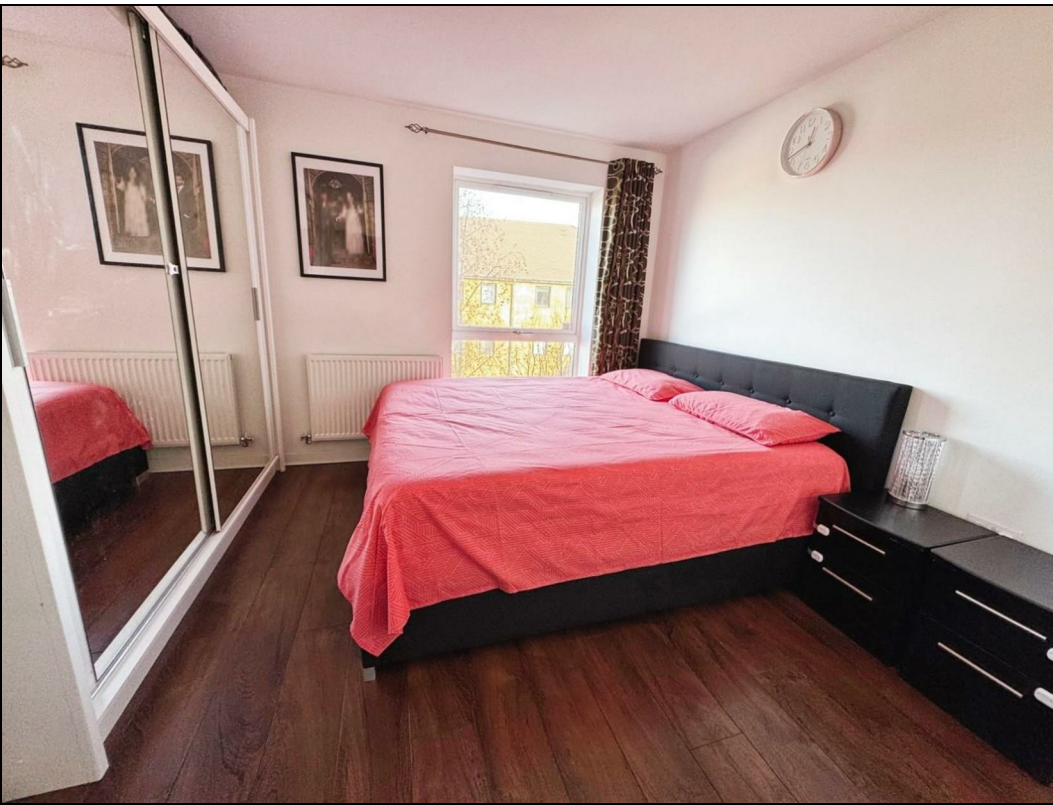
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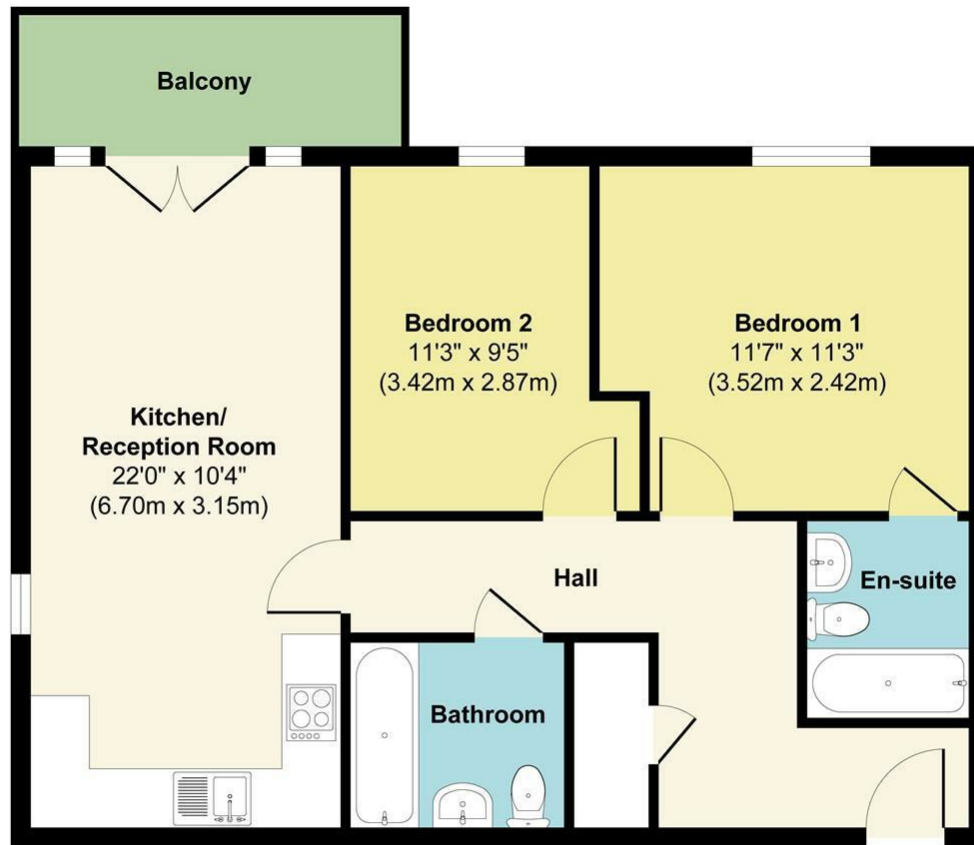


KEY FEATURES

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- SECOND FLOOR WITH LIFT
- GATED, ALLOCATED PARKING
- SECURE BIKE STORE
- LARGE STORAGE CUPBOARD
- HIGHLY REGARDED DEVELOPMENT
- LONG LEASE





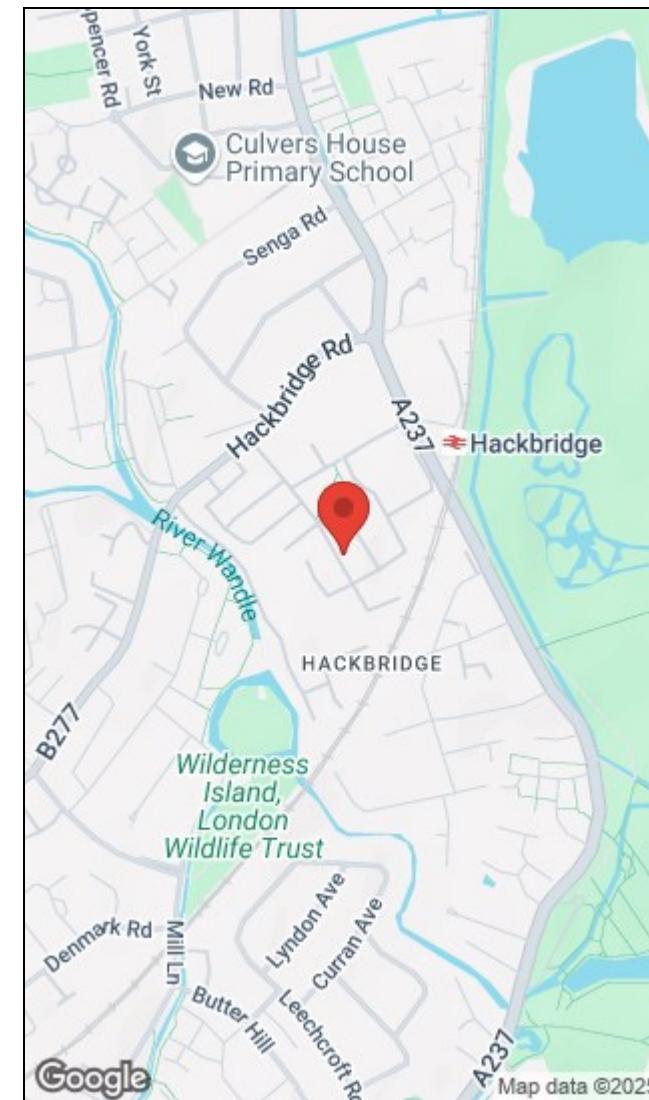


Floor Plan

Approx. Gross Internal Floor Area 695 sq. ft / 64.56 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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