



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Pointelle House, London Road, Wallington

£294,000



**FABULOUS, SOUGHT AFTER DEVELOPMENT!** - This beautifully presented flat offers a delightful living experience. Situated on the third floor of a highly sought-after development, this property boasts one spacious reception room, one well-appointed bedroom, and a modern bathroom, making it an ideal choice for individuals or couples seeking a comfortable home.

The flat is characterised by its immaculate presentation, ensuring that you can move in without the need for any immediate renovations. The long lease adds to the appeal, providing peace of mind for future living. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

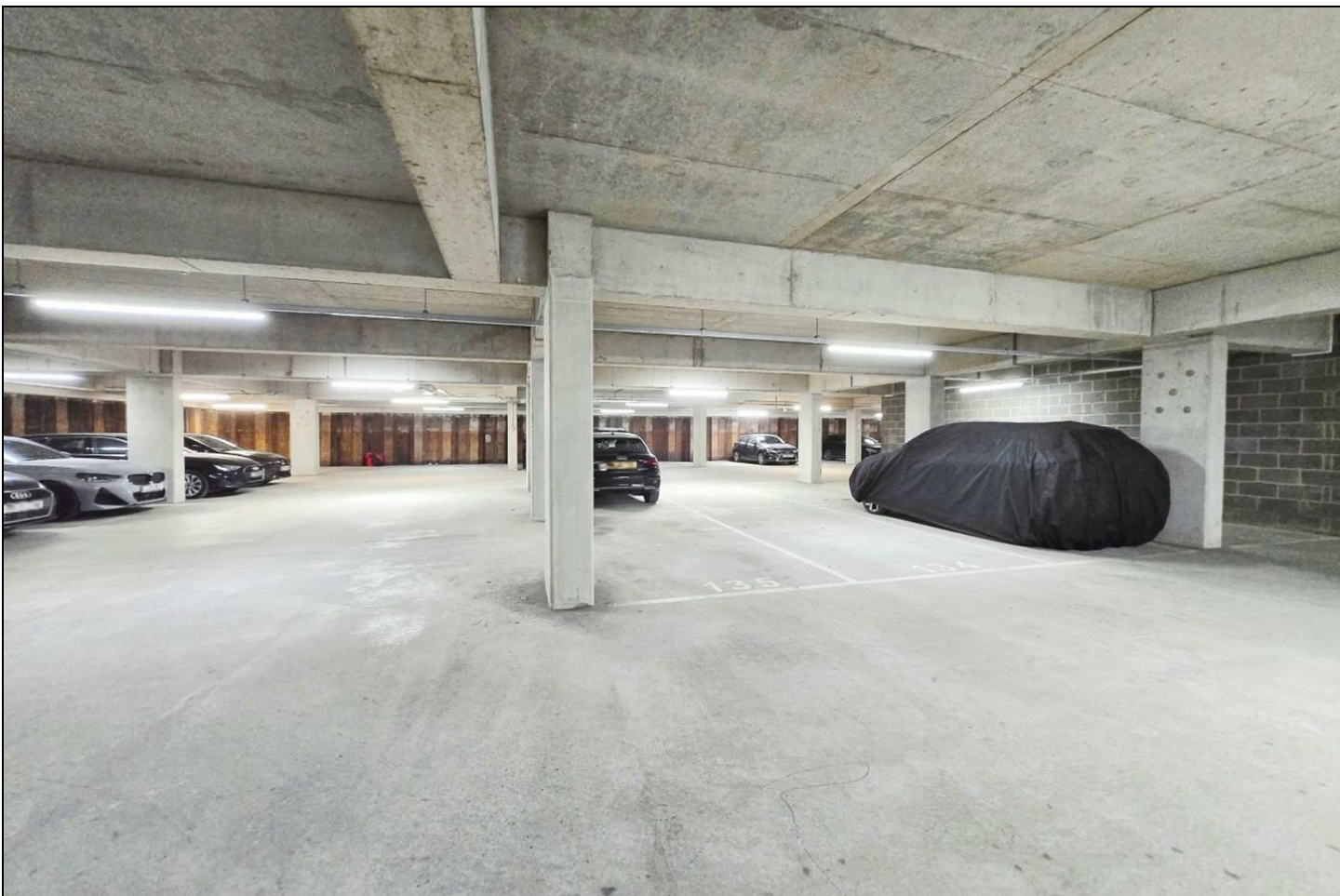
Residents will appreciate the convenience of nearby amenities, enhancing the overall lifestyle that this location offers. Whether you are looking for direct train service to London, supermarkets, or the gym, everything you need is within easy reach.

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



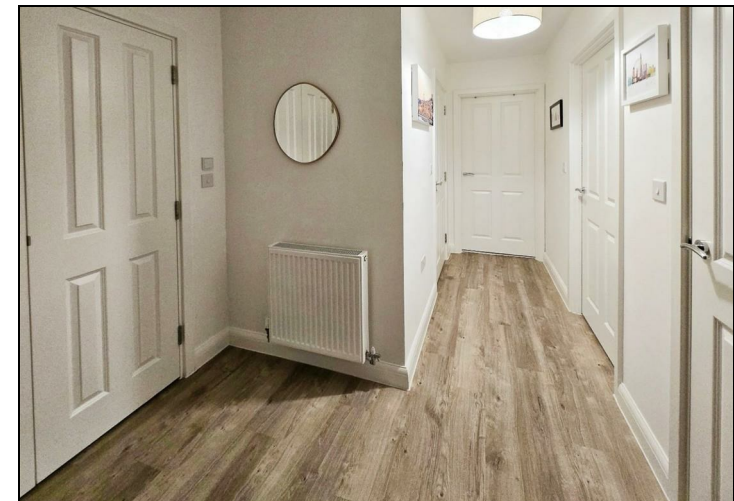
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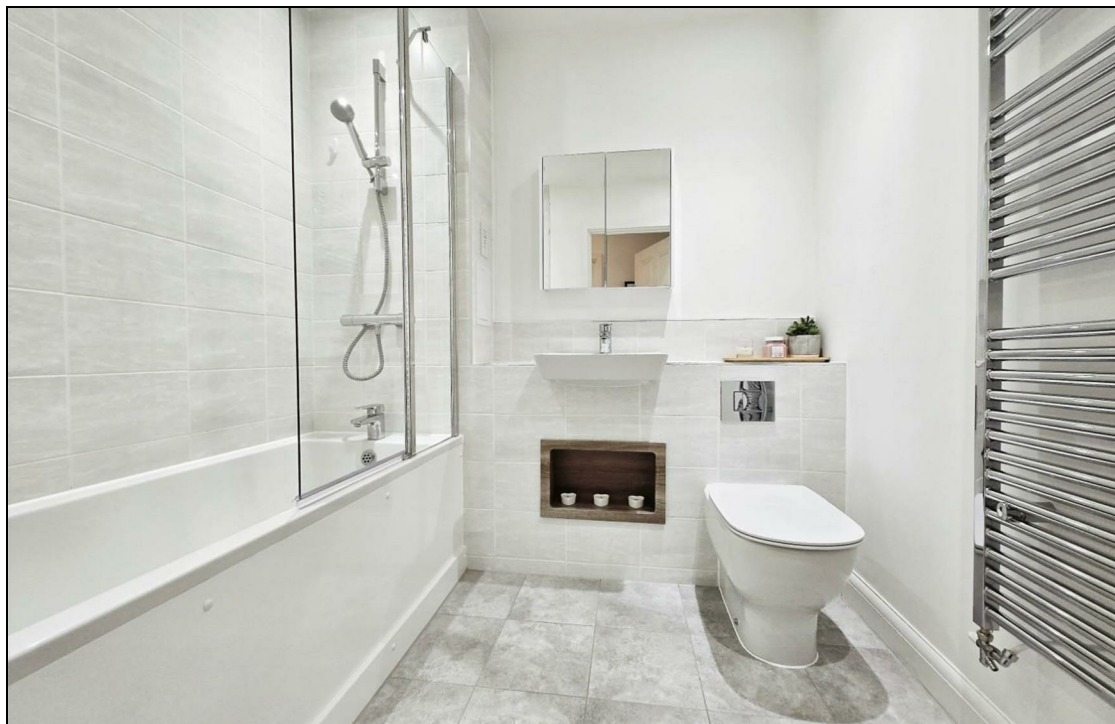


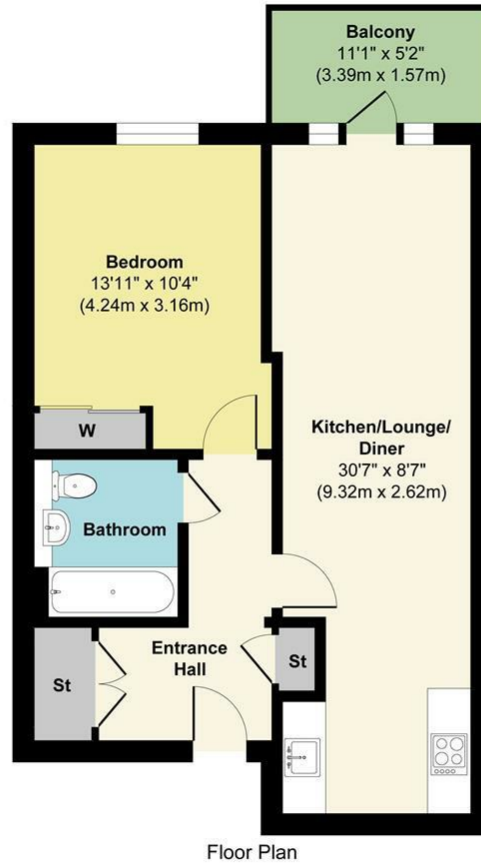
## KEY FEATURES

- NO ONWARD CHAIN
- LONG LEASE
- BEAUTIFULLY PRESENTED
- UNDERGROUND, SECURE PARKING
- HIGHLY SOUGHT AFTER DEVELOPMENT
- BALCONY
- PLENTY OF STORAGE
- SECURE CYCLE STORE







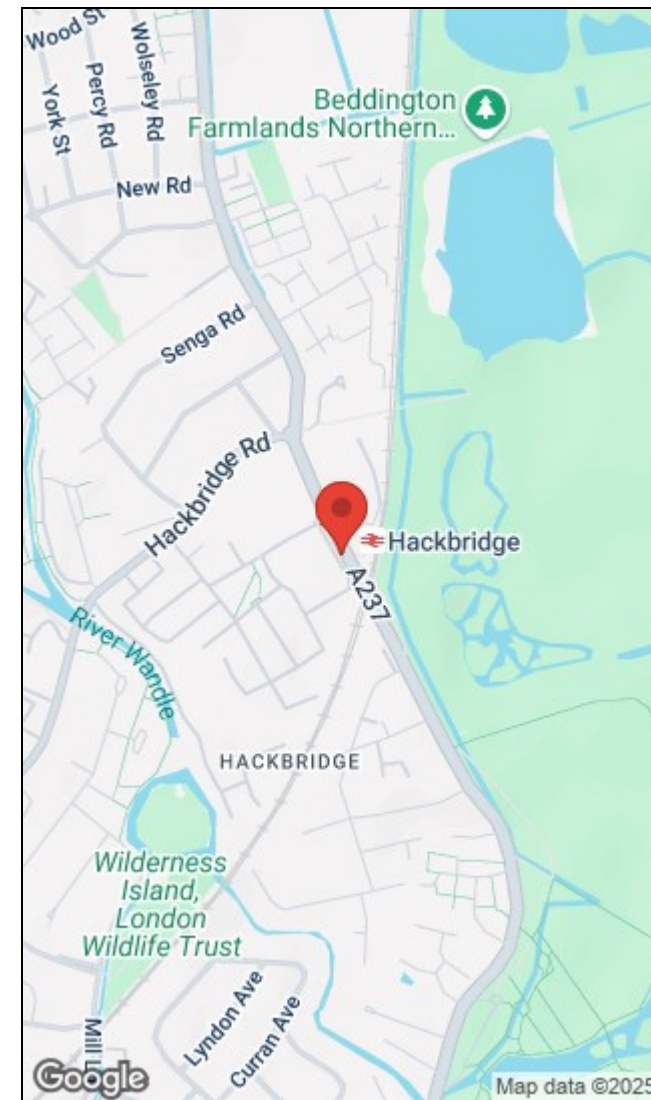


Floor Plan

**Approx. Gross Internal Floor Area 572 sq. ft / 53.14 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 <sub>2</sub> ) Rating					
	Current	Potential		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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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