



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



2



2



1



B

# London Road, Wallington

## £350,000



**NO ONWARD CHAIN!** This splendid top-floor apartment, **WITH GATED PARKING**, offers a delightful blend of comfort and modern living. Spanning an impressive 827 square feet, the property boasts two generously sized double bedrooms, each thoughtfully designed to provide a peaceful retreat. With two well-appointed bathrooms, morning routines and evening unwinding are made effortless.

The heart of this home is its fantastic open-plan living and kitchen area, perfect for both entertaining guests and enjoying quiet evenings in. The large windows flood the space with natural light, enhancing the inviting atmosphere and showcasing the stunning views that come with being on the top floor.

Convenience is key, and this apartment is equipped with a lift, making access to your new home both easy and hassle-free. Additionally, the property is offered with no onward chain, allowing for a smooth transition into your new abode.

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



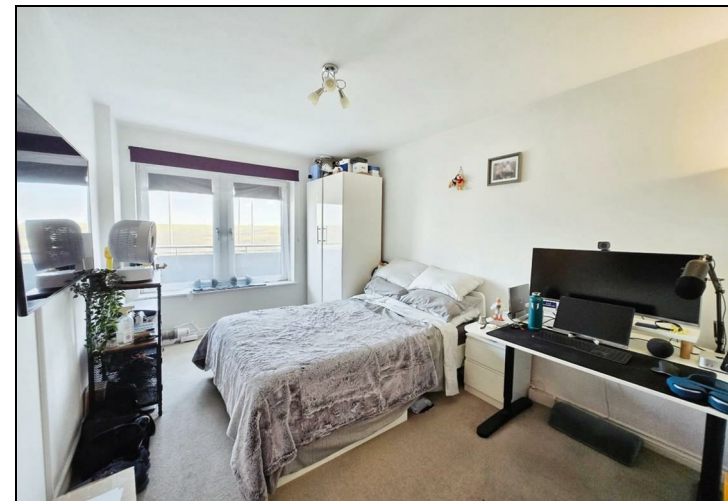
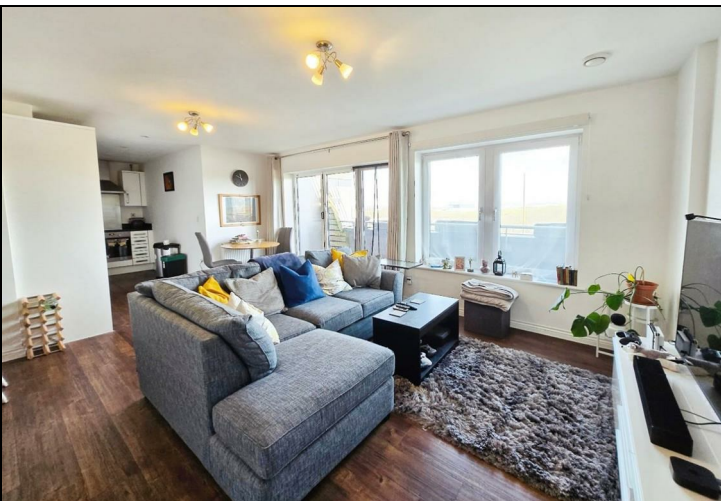
This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.



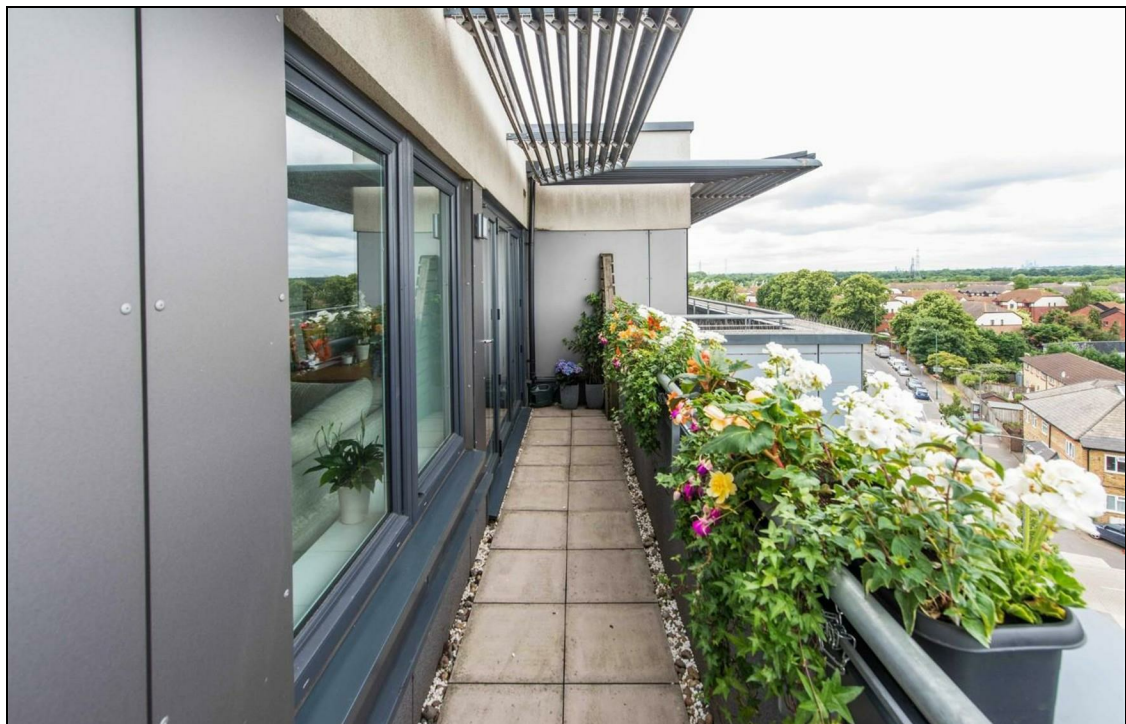
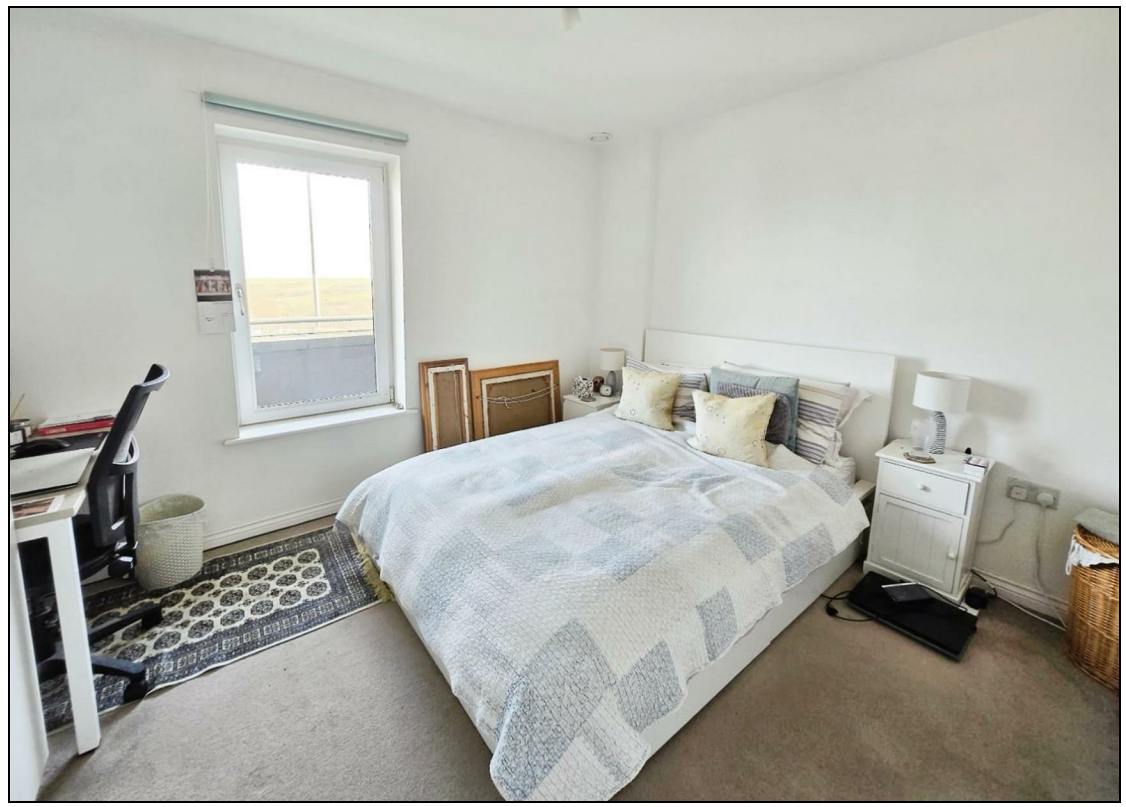


## KEY FEATURES

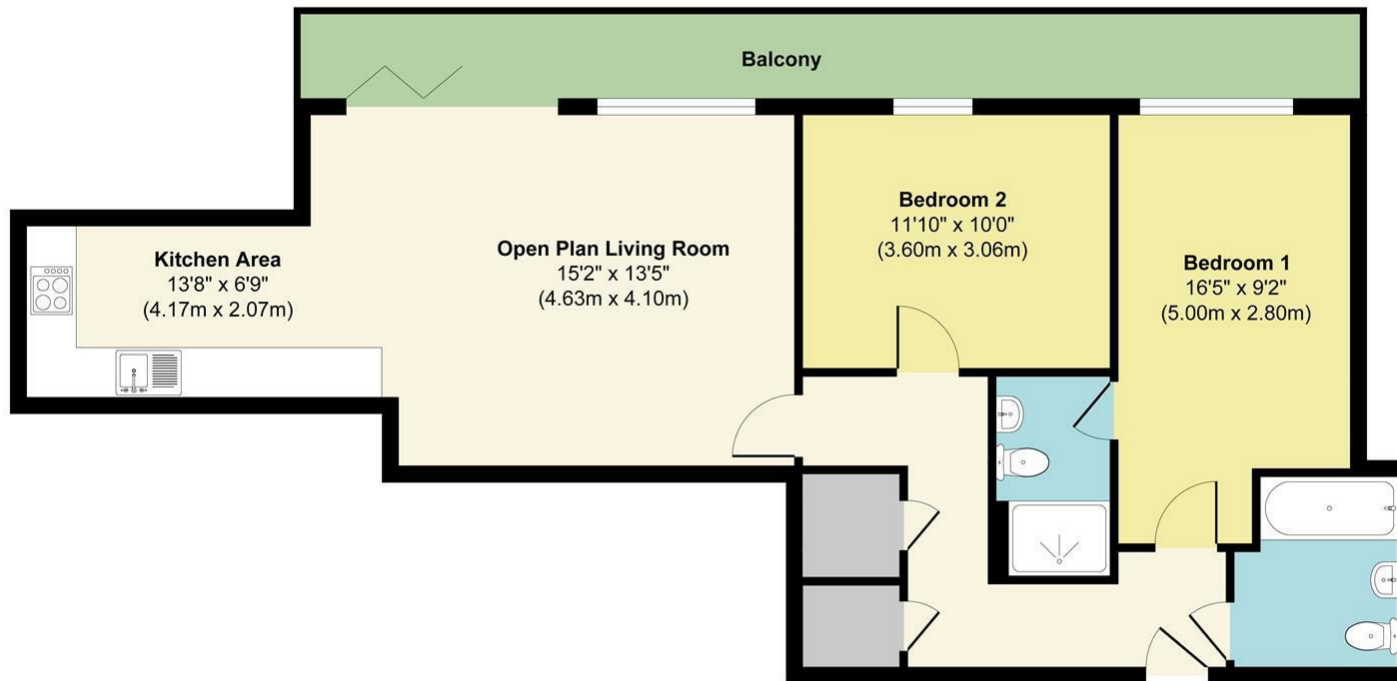
- TWO DOUBLE BEDROOMS
  - TWO BATHROOMS
  - NO ONWARD CHAIN
- BALCONY WITH AMAZING VIEWS
- SECURE GATED PARKING SPACE
  - LIFT SERVICE
- COMMUNAL ROOF TERRACE
- MAINLINE STATION & AMENITIES ON DOORSTEP









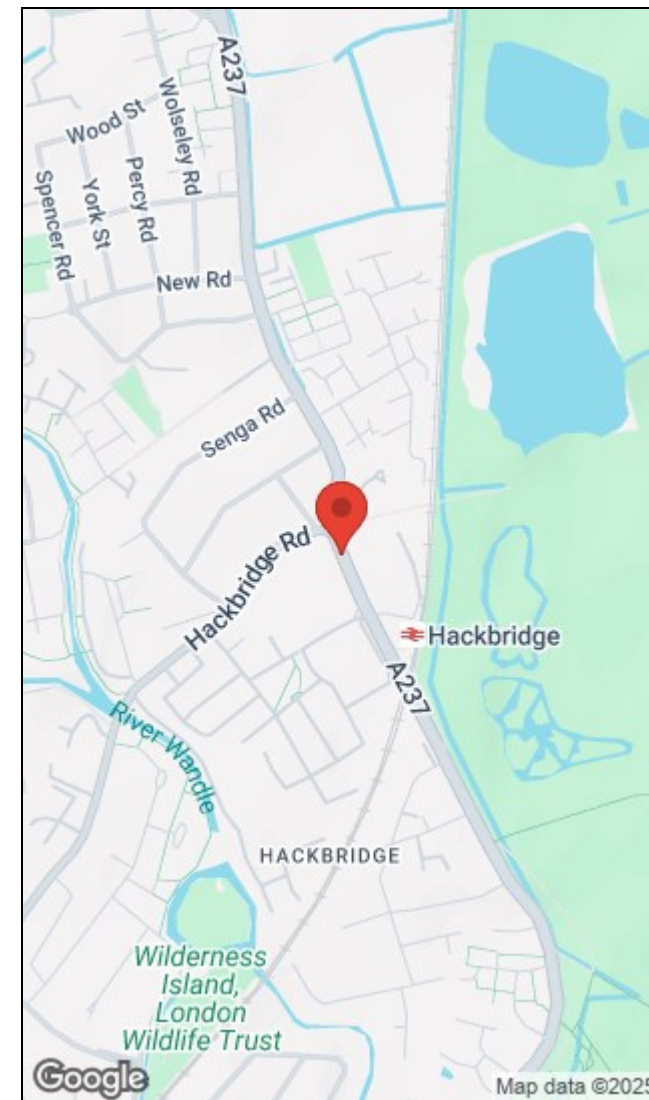


Floor Plan

**Approx. Gross Internal Floor Area 827 sq. ft / 76.83 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](http://designimperial.com)



Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
[carshalton@hunters.com](mailto:carshalton@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.