



Flat 30, Brodie House 10 Harcourt Avenue  
Wallington, SM6 8AR  
Guide price £240,000



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Welcome to Brodie House, a charming top floor flat located on Harcourt Avenue in the desirable area of Wallington. This purpose-built flat boasts a generous 560 square feet of living space, making it larger than the average one-bedroom property. The flat is presented in good order throughout, ensuring a comfortable and inviting atmosphere for its new residents.

Inside, you will find a well-proportioned reception room that offers a perfect space for relaxation or entertaining guests. The bedroom is spacious and provides ample storage, catering to all your needs. The bathroom is well-appointed, adding to the overall appeal of this lovely home. Additionally, the property benefits from allocated parking, a valuable feature providing added convenience,

One of the standout aspects of this flat is the long lease, providing peace of mind for potential buyers or renters. The location is truly excellent, with a variety of local shops just a short stroll away, making daily errands convenient. Public transport links are easily accessible, ensuring that commuting to nearby towns or the city is a breeze.

For those who enjoy the outdoors, the nearby green spaces, including The Grove and Beddington Park, offer perfect spots for leisurely walks or outdoor activities. This flat is an ideal choice for first-time buyers, professionals, or anyone looking to enjoy a comfortable lifestyle in a vibrant community. Don't miss the opportunity to make this delightful flat your new home.

## Accommodation

Security phone entry system, door into communal





hallway. Stairs to 2nd floor and property entrance

#### Entrance Hall

Security phone entry system, radiator, large built-in utility cupboard with space and plumbing for washing machine and tumble dryer, parquet flooring, 2nd built-in cupboard.

#### Living Dining Room

Radiator, fitted carpet, double glazed window to rear aspect

#### Kitchen

Range of white gloss fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor hood above, space for fridge freezer and slimline dishwasher, tiled splashback, cupboard housing 'Vaillant' combination boiler, wood flooring, double glazed window to side aspect

#### Bedroom

Built-in wardrobes, fitted carpet, radiator, double glazed window to rear aspect

#### Bathroom

Bath with shower screen and chrome mixer tap with hand shower attachment, thermostatic shower, wall mounted wash hand basin with chrome mixer tap, WC, shaver point, built-in shelving, extractor fan, heated towel rail, tiled walls, tiled flooring

#### Outside

Allocated parking space  
Well kept communal garden and grounds



#### BUYER'S INFORMATION

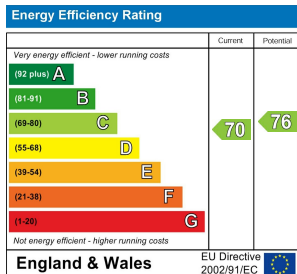
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## Floor Plan



## Additional Information

- Vendors owned property for just over 20 years.
- Extended lease 170yrs remaining, so no ground rent.
- Service charges billed every 6 months for March-September 2026 it was £794.11
- Gas central heating, boiler in kitchen (combination), serviced annually approx 10yrs old.
- Allocated parking space in communal car park - space 39.



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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