

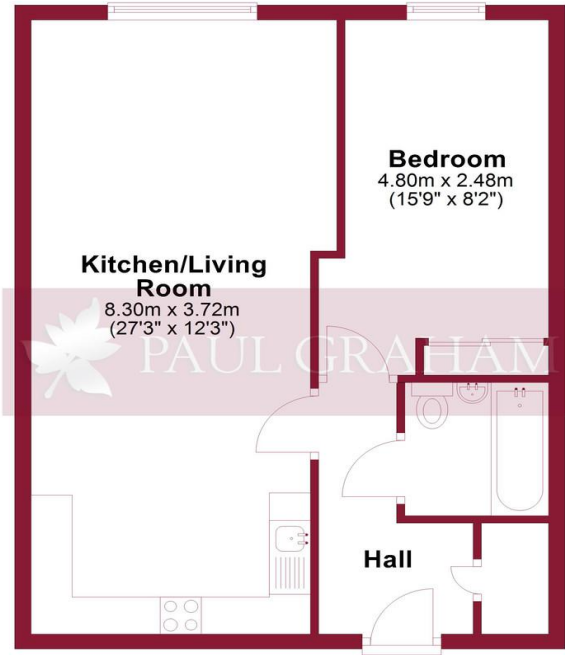


31 Saxon House, 170 London Road, Hackbridge, Surrey, SM6 7AN | **Offers Over £250,000 Leasehold**

A spacious and contemporary one-bedroom fourth-floor apartment, ideally located in the heart of Hackbridge, directly opposite Hackbridge station and within easy reach of the beautiful open spaces of Beddington Park. Presented in excellent condition throughout, this modern apartment offers bright and well-proportioned accommodation, perfectly suited to first-time buyers, professionals, downsizers, or investors.

Fourth Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 52.3 sq. metres (562.8 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

PAUL GRAHAM

COMMUNAL ENTRANCE HALL

LIFT/STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING ROOM
27' 3" x 12' 3" (8.31m x 3.73m)

BEDROOM 15' 9" x 8' 2" (4.8m x 2.49m)

BATHROOM

COMMUNAL GARDENS

CLOSE TO LOCAL SHOPS AND STATION

NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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