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Helios Road, Wallington, SM6 7BZ

Asking Price £260,000

974 YEAR LEASE & NO ONWARD CHAIN! Hunters are delighted to offer this two double bedroom, second floor flat, situated in the popular BedZED community. This property not only boasts modern conveniences but also aligns with sustainable living principles, making it an excellent choice for environmentally conscious buyers.

This charming flat offers a unique blend of modern living and eco-friendly design. The property is ideally situated just a short distance from Hackbridge Station, providing excellent transport links for commuters and easy access to the vibrant amenities of Wallington.

The open-plan living area is bathed in natural light, creating a warm and inviting atmosphere, and leads out to a delightful sunlounge where you can enjoy your morning coffee or unwind in the evening.

Additionally, parking is available, providing added convenience for those with vehicles.

Anti-Money Laundering Checks
In accordance with UK Money Laundering Regulations, we are required to carry out Anti-Money Laundering (AML) and identity checks on all buyers involved in a property transaction. These checks are a legal requirement and are completed through our appointed third-party compliance provider. Once an offer has been accepted, the provider will contact you directly to complete the necessary checks. A fee of £54 including VAT per person is payable for the checks. This fee covers the cost of carrying out the required identity verification and AML checks. Please note that the AML checks must be completed before we can issue a Memorandum of Sale. The fee is payable in advance and is non-refundable once the checks have been completed, including if the purchase does not proceed.

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KEY FEATURES

- 974 YEARS REMAIN ON LEASE
- EXCLUSIVE TO HUNTERS
- SPACIOUS LOUNGE + SUNLOUNGE
- BALCONY OFF BEDROOM 1
- PARKING AVAILABLE ON A FIRST COME, FIRST SERVED BASIS
- DOUBLE GLAZING
- EXTENSIVE COMMUNAL GROUNDS
- NO ONWARD CHAIN





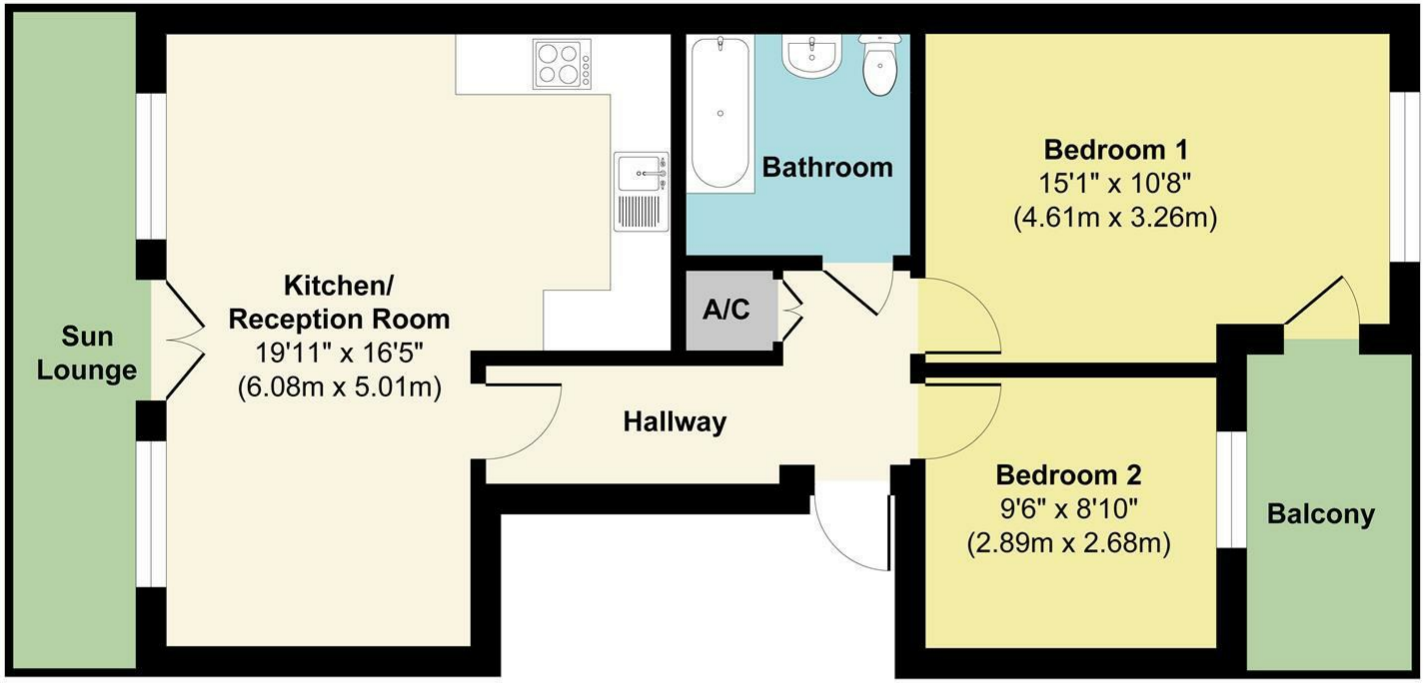










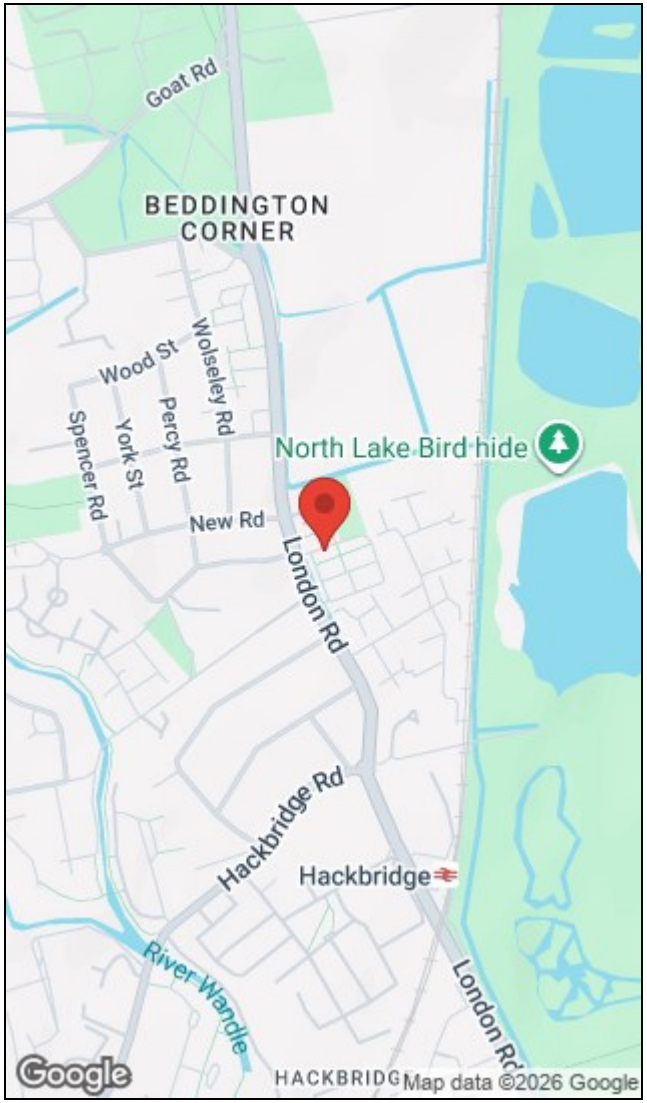


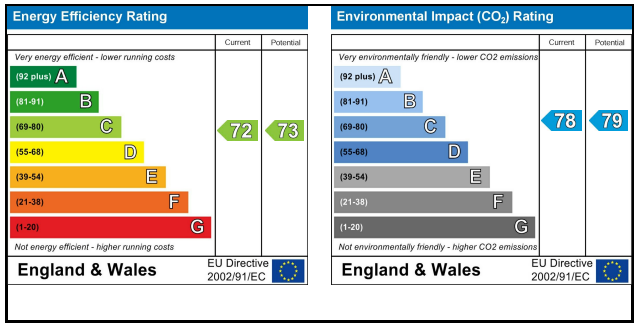
Floor Plan

Approx. Gross Internal Floor Area 678 sq. ft / 63.00 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.

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