



11 Melrose Tudor Plough Lane

Wallington, SM6 8LR

Guide price £270,000



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A spacious and well presented two double bedroom second floor flat with the benefit of NO ONWARD CHAIN and SHARE OF FREEHOLD. Situated in a desirable location close to Mellows Park, good schools, and within easy walking distance to shops and transport links. The property has been recently redecorated by the current owner and offers a modern and bright interior, gas central heating, double glazing and a large communal garden.

Accommodation

Security phone entry system, door into communal hallway. Stairs to the second floor, front door into

Entrance Hall

Security phone entry system, fitted carpet, built in cupboard, radiator

Kitchen

Range of fitted kitchen units and drawers, laminate worksurface, inset stainless steel sink with chrome mixer tap, integrated oven and gas hob, extractor fan above, tiled splashback, vinyl flooring, double glazed window to side aspect, radiator

Living Room

Feature fireplace, radiator, fitted carpet, double glazed windows to side and rear aspect

Bedroom One

Radiator, fitted carpet, built-in cupboard housing boiler, double glazed windows to side and rear aspect.

Bedroom Two

Radiator, fitted carpet, double glazed leaded light window to side aspect

Bathroom

Panel enclosed bath with chrome mixer tap and showerhead attachment, WC, pedestal wash hand basin with taps, built-in shelving,





part tiled walls, radiator, vinyl flooring, double glazed window to side aspect

Outside

Access to shared storage room

Communal garden and well-kept communal grounds

**ROOM MEASUREMENTS
(APPROXIMATE MAXIMUM MEASUREMENTS)**

LIVING ROOM 14' 3" x 12' 8" (4.34m x 3.86m)

KITCHEN 9' 1" x 7' 5" (2.77m x 2.26m)

BEDROOM ONE 12' x 10' (3.66m x 3.05m)

BEDROOM TWO 11' 1" x 10' 9" (3.38m x 3.28m)

BATHROOM 8' 5" x 5' 11" (2.57m x 1.8m)

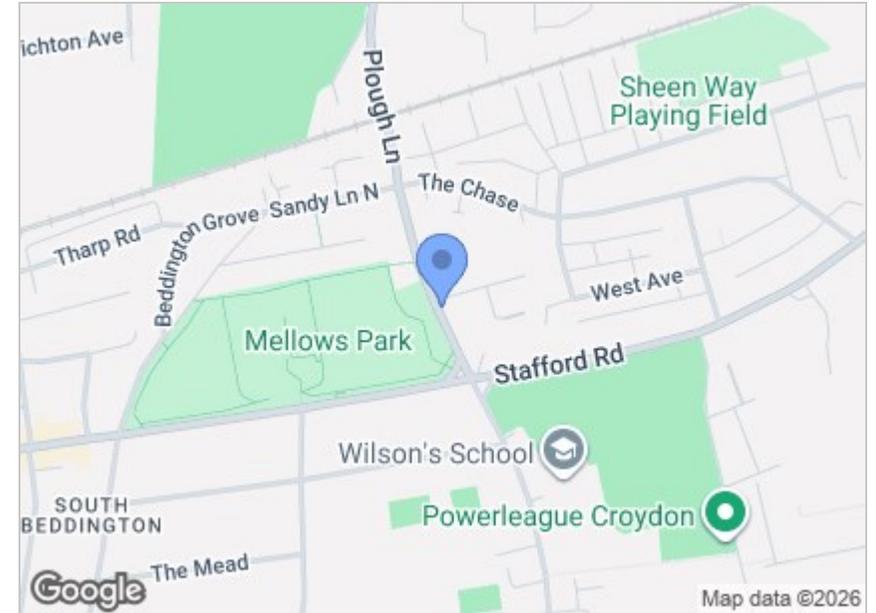
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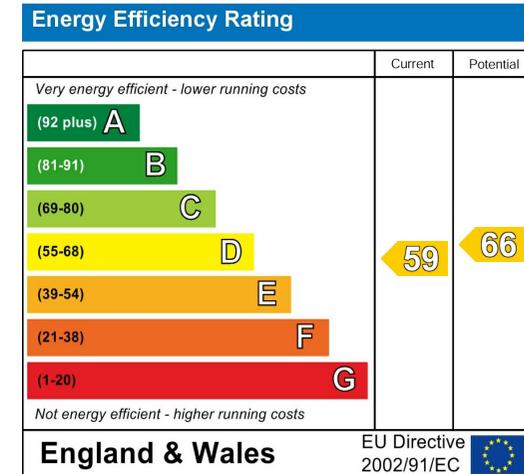
Floor Plan



Area Map



Energy Efficiency Graph



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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