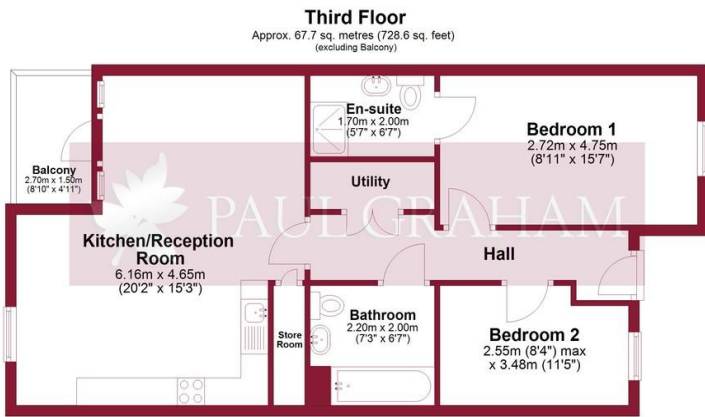




28 Chambray House, 188 London Road, Hackbridge, SM6 7FL | Guide Price £335,000 Leasehold

Paul Graham are pleased to market this modern 2 bedroom 2 Bathroom purpose built flat built in 2020. Features include a modern kitchen open plan to the living room with access to a balcony, modern bathroom and en-suite to the master bedroom. The property also has allocated parking and bike storage in a secure underground car park. Situated across the road from Hackbridge train station in the New Mill Quarter development which offers several amenities such as a Lidl, doctors and a pharmacy, there is even a pizza van and a coffee van on set days. Viewing is highly recommended.



Total area: approx. 67.7 sq. metres (728.6 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.



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		

COMMUNAL ENTRANCE

COMMUNAL COURTYARD

LIFT TO ALL FLOORS

ENTRANCE HALL

BEDROOM 1 15' 5" x 8' 11" (4.7m x 2.72m)

ENSUITE SHOWER 6' 5" x 5' 6" (1.96m x 1.68m)

BEDROOM 2 11' 5" x 7' 2" (3.48m x 2.18m)

BATHROOM 7' x 6' 5" (2.13m x 1.96m)

RECEPTION ROOM 12' 8" x 8' 11" (3.86m x 2.72m)

KITCHEN/BREAKFAST ROOM 12' 3" x 10' 8" (3.73m x 3.25m)

BALCONY

SECURE UNDERGROUND PARKING

ALLOCATED PARKING

BIKE STORAGE

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

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