



## **Barons Court , Whelan Way, Wallington SM6 7NF**

**A well presented one bedroom first floor flat with parking overlooking the River Wandle.**

**£220,000**  
GUIDE PRICE

## Description

Set within Barons Court, this well presented one-bedroom flat occupies a desirable first-floor position overlooking the River Wandle and Guy Road recreational ground. Offering stylish, low-maintenance living in a peaceful yet well-connected setting, the property further benefits from an allocated parking space, ample lease length and a well-kept communal rear garden.

The apartment opens into an elegant entrance hall leading to a light-filled reception room, designed to incorporate both living and kitchen spaces. A striking double-glazed bay window bathes the room in natural light, enhancing the sense of space and creating a refined yet inviting setting for contemporary living.



## Key Features

- **Open Space Living & Kitchen Space**
- **Stylish Kitchen** - integrated appliances
- **Bathroom** - with underfloor heating
- **Allocated Parking Space**
- **Long Lease**
- **Well-kept Communal Rear Garden**

## Nearby Amenities:

- Asda supermarket
- Vue Cinema
- Various shops and restaurants at Valley Retail Park.

The kitchen is stylishly arranged and highly functional, offering generous storage and expansive worktop space. It is further enhanced by a range of integrated appliances, including an electric hob with an elegant, tiled splashback, a electric oven, fridge freezer, and dishwasher.

The well-appointed bedroom is calm and comfortable with laminate flooring, a fitted wardrobe and a double-glazed window overlooking the river Wandle.

The bathroom boasts underfloor heating, a vanity wash hand basin, a WC, a shower enclosure and a heated towel rail.

## Transport Links:

Barons Court is conveniently located for transport links - Beddington Lane, just 0.2 miles away, is a bus route.



## Lease Information

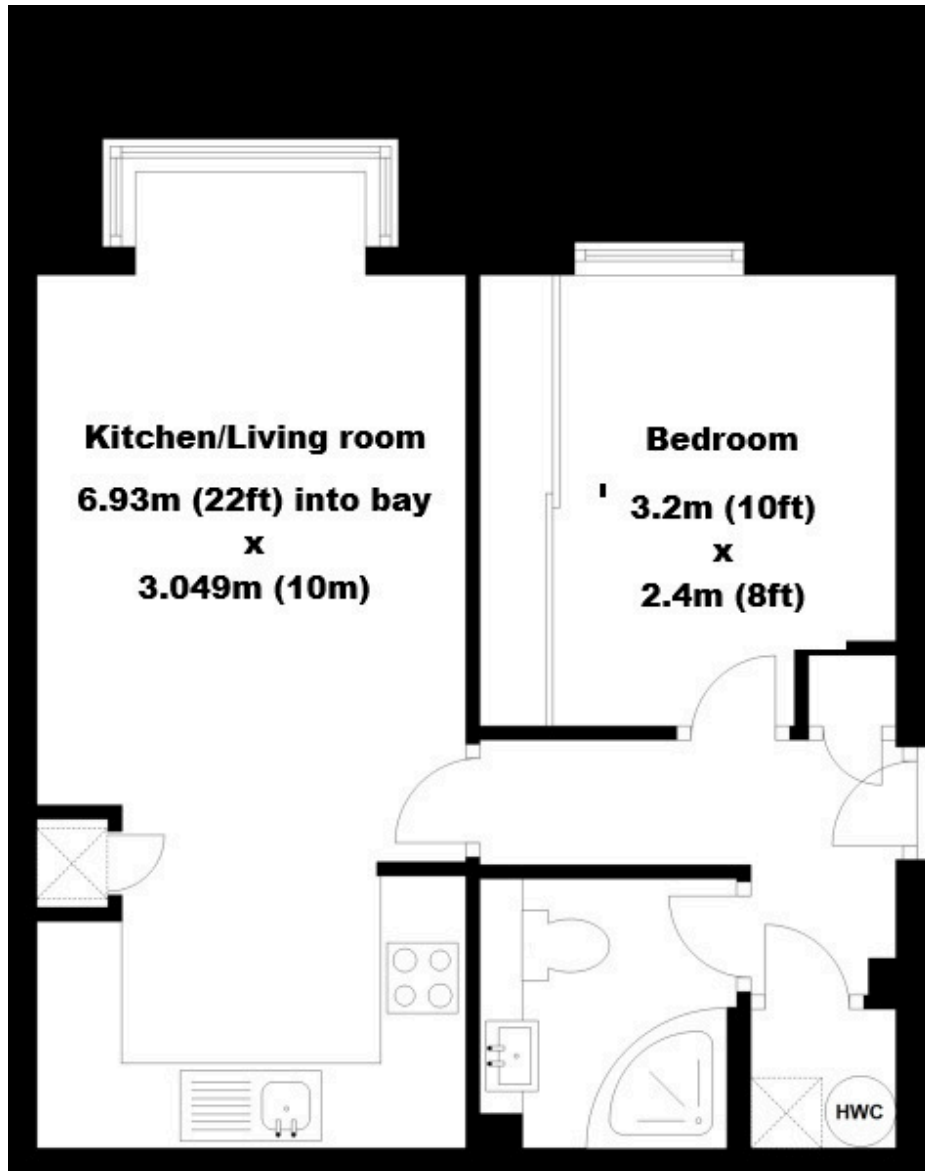
The vendor has advised:

- Lease length: 189 years from January 1989 (151 years unexpired approximately)
- Service Charge: £1,242 in 2026
- Ground Rent: Peppercorn





# Floor Plan & EPC



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## To View Contact



0208 766 0123



[www.hnfproperty.com](http://www.hnfproperty.com)  
[enquiries@hnfproperty.com](mailto:enquiries@hnfproperty.com)



HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
- 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property