



Flat 8, 20-22 Belmont Road, Wallington, Surrey, SM6 8TB | **£330,000 Leasehold**

Situated within a striking building converted approximately eight years ago, this superb top floor apartment offers stylish, contemporary living. Beautifully presented throughout, the property features a bright and spacious open-plan living area, seamlessly incorporating a modern fitted kitchen designed for both practicality and entertaining. The apartment boasts two well-proportioned bedrooms along with a sleek, modern shower room finished to a high standard.

COMMUNAL ENTRANCE HALL

STAIRS TO THE TOP FLOOR

ENTRANCE HALL

OPEN PLAN LIVING ROOM/KITCHEN 15' 1" x 14' 9" (4.6m x 4.5m)

BEDROOM 1 15' 1" x 9' 10" (4.6m x 3m)

BEDROOM 2 10' 8 max" x 8' 0" (3.25m x 2.44m)

SHOWER ROOM

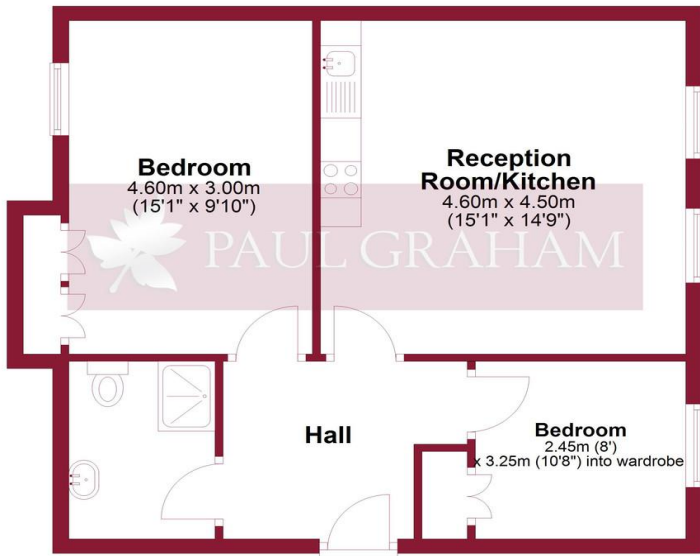
ALLOCATED PARKING

LONG LEASE

CLOSE TO STATION AND TOWN CENTRE

Top Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 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		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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