



9 Harcourt Avenue
Wallington, SM6 8AR
Guide price £130,000



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Nestled in the tranquil cul-de-sac of Harcourt Avenue, Wallington, this charming top-floor studio apartment offers a delightful living experience. With no neighbours above, you can enjoy peace and privacy in this purpose-built residence. The studio boasts a bright south-facing aspect, allowing natural light to flood the space throughout the day, creating a warm and inviting atmosphere.

The south-facing windows provide lovely views of the attractive communal gardens, enhancing the overall appeal of the property. Residents benefit from off-street parking, with eight spaces available for just seven flats, ensuring excellent availability for your vehicle.

Conveniently located, the property is approximately a ten-minute walk from Wallington railway station, making it an ideal choice for commuters. Additionally, you will find yourself within a short stroll of Beddington Park, and just a twenty-minute walk to both Carshalton and Hackbridge railway stations, offering regular services into Central London.

This studio apartment does require some modernisation, but provides an excellent opportunity allowing for you to add your personal touch and increase its value. With approximately 88 years remaining on the lease and the benefit of a statutory lease extension available upon completion, this property is not only a comfortable home but also a sound investment. Embrace the chance to make this delightful studio your own in a sought-after location.

Accommodation

Lobby Area
Built in cupboard housing water cylinder, eaves storage

Studio Room





Double glazed window to rear aspect, 'Velux' window, two electric storage heaters, fitted carpet, security phone entry system

Kitchen Area

Laminate worktop, space for washing machine and under counter fridge, integrated oven and electric hob, built in cupboards, inset stainless steel sink with chrome mixer tap, tiled flooring.

Bathroom

Three piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, pedestal wash hand basin with chrome taps, enclosed WC, part tiled walls, laminate flooring, 'Velux' window, eaves storage cupboard.

Outside

Large secluded communal garden to the rear

Residents unallocated parking (Lease provides the exclusive right to park one private motor vehicle in a parking space)

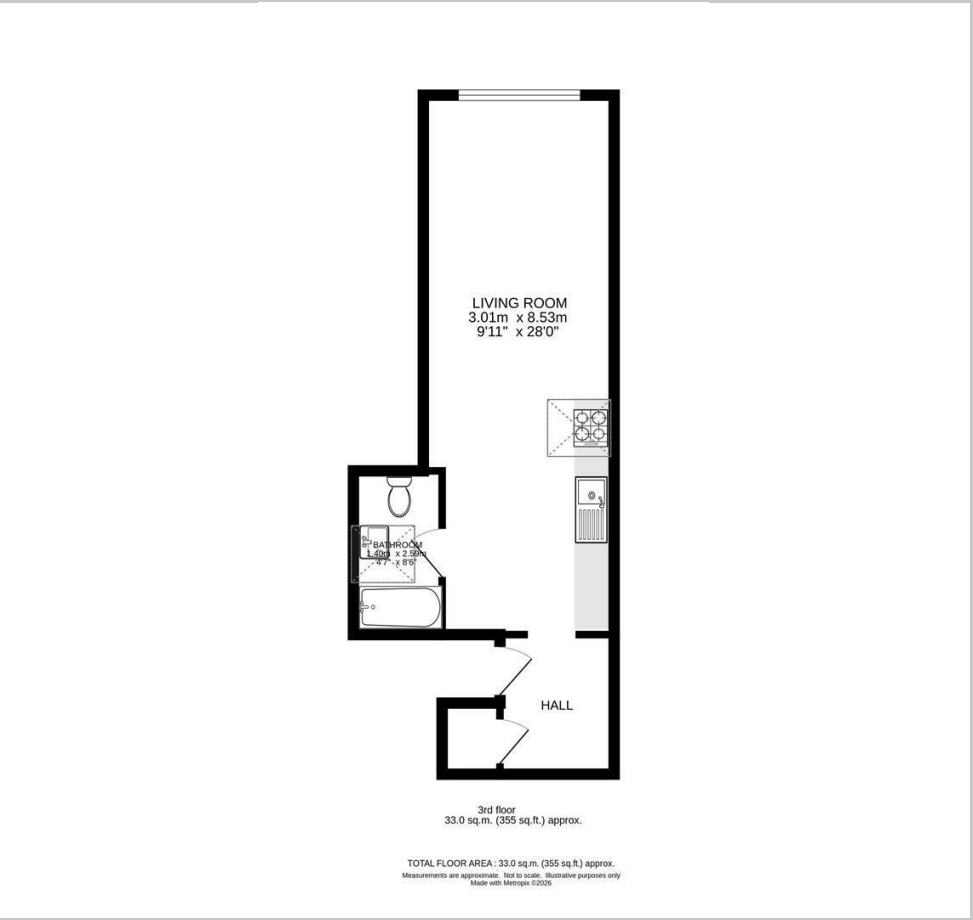
Outdoor communal storage

BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

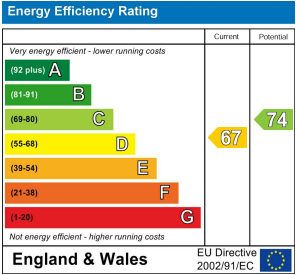


Floor Plan



Additional Information

- Desirable cul-de-sac location, away from the main roads.
- Top floor studio apartment with no neighbours above.
- Bright south-facing aspect providing excellent natural light throughout the day.
- South-facing windows overlooking the attractive communal gardens.
- Residents' off-street parking within the development, with eight parking spaces serving just seven flats
- Approximately 10 minutes' walk to Wallington railway station.
- Excellent opportunity to modernise and add value.
- 88 years remaining on the lease, with the benefit of a statutory lease extension available to be assigned to the purchaser on completion if desired (subject to the legal process) Full report with figures available which can be discussed on request.
- Current ground rent £200 per year
- Service charges for last 12 mths £1727.73
- Pleasant setting adjacent to allotments and a local park.
- Approximately 5 to 10 minutes' walk to Beddington Park.
- Approximately 20 minutes' walk to Carshalton and Hackbridge railway stations.
- Excellent commuter location with access to three nearby rail stations offering regular services into Central London.
- Convenient for Wallington High Street, Carshalton Village, shops, cafés and everyday amenities.
- Excellent access to the North Downs, Box Hill, Oaks Park and the Surrey countryside for walking and outdoor recreation.
- Good road connections via the A232, A217 and M25.
- Residents' off-street parking within the development. Lease provides the exclusive right to park one private motor vehicle in a parking space
- Eight off-street unallocated parking spaces serving only seven flats
- Additional free on-street visitor parking on Harcourt Avenue and Harcourt Road
- Potential to use a second off-street parking space, subject to availability.



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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