

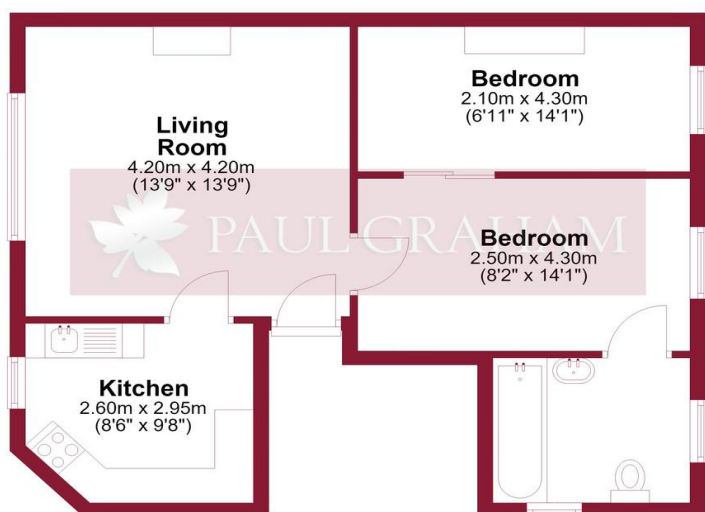


First Floor Flat, 6 Park Road, Wallington, Surrey, SM6 8AH | £280,000 Leasehold

This stunning conversion apartment offers a wonderful blend of original character features and contemporary finishes, creating a warm and inviting home with plenty of personality. The property offers a bright and well presented interior which has been sympathetically updated by the current owners.

First Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 51.5 sq. metres (554.3 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.



COMMUNAL ENTRANCE HALL

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LIVING ROOM 13' 9" x 13' 9" (4.19m x 4.19m)

KITCHEN 9' 8" x 8' 6" (2.95m x 2.59m)

BEDROOM 14' 1" x 8' 2" (4.29m x 2.49m)

STUDY/DRESSING ROOM 14' 1" x 6' 11" (4.29m x 2.11m)

BATHROOM

GAS CENTRAL HEATING

CHARACTER FEATURES

REFURBISHED THROUGHOUT

LONG LEASE

CLOSE TO TOWN CENTRE AND STATION

NO CHAIN



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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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