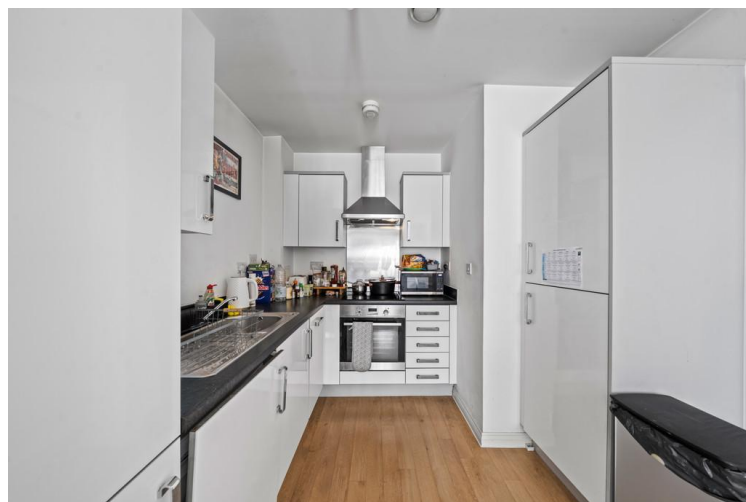
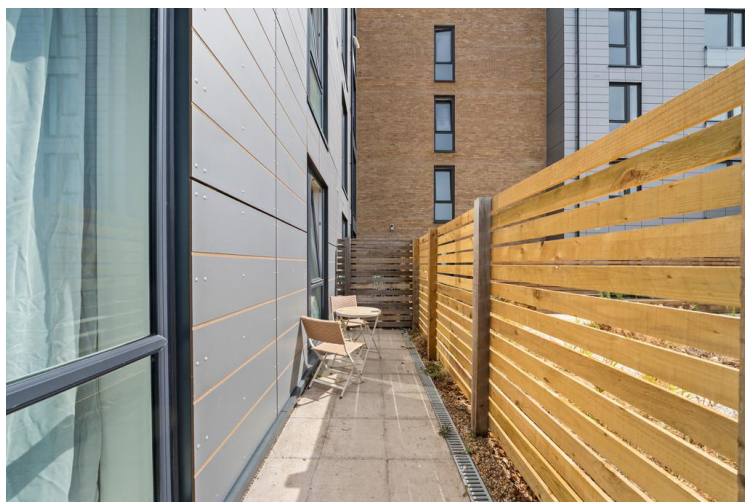




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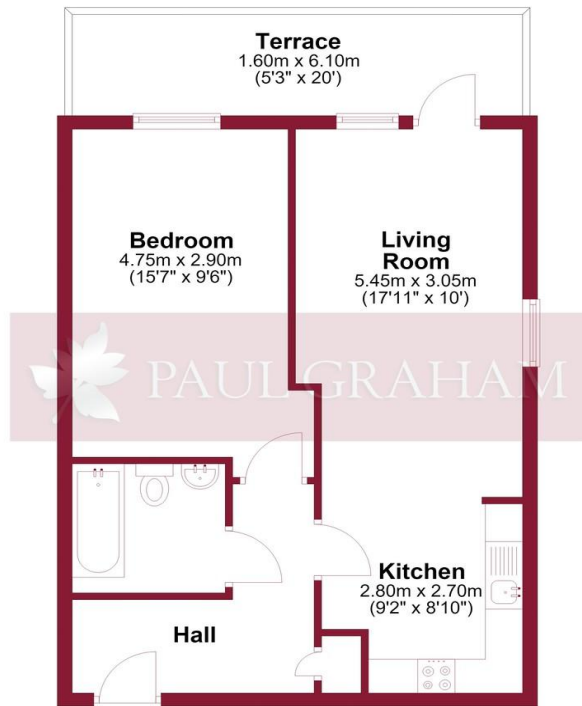


Flat 5, Saxon House, 170 London Road, Hackbridge, Surrey, SM6 7AN | **£235,000 Leasehold**

Paul Graham are delighted to offer this 1st floor apartment which is located in the heart of Hackbridge with convenient access to shops and transport links. Offering bright and well-proportioned accommodation throughout, this attractive apartment is perfectly suited to first-time buyers, professional couples, downsizers, or investors.

First Floor

Approx. 50.5 sq. metres (543.5 sq. feet)
(excluding Terrace)



Total area: approx. 50.5 sq. metres (543.5 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

LIFT/STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 17' 11" x 10' 0" (5.46m x 3.05m)

OPEN PLAN KITCHEN 9' 2" x 8' 10" (2.79m x 2.69m)

DOUBLE BEDROOM 15' 7" x 9' 6" (4.75m x 2.9m)

BATHROOM

PRIVATE BALCONY 20' 0" x 5' 3" (6.1m x 1.6m)

COMMUNAL COURTYARD

BIKE STORAGE

CLOSE TO STATION AND SHOPS



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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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