



PERFECT PILLARS  
Supporting You



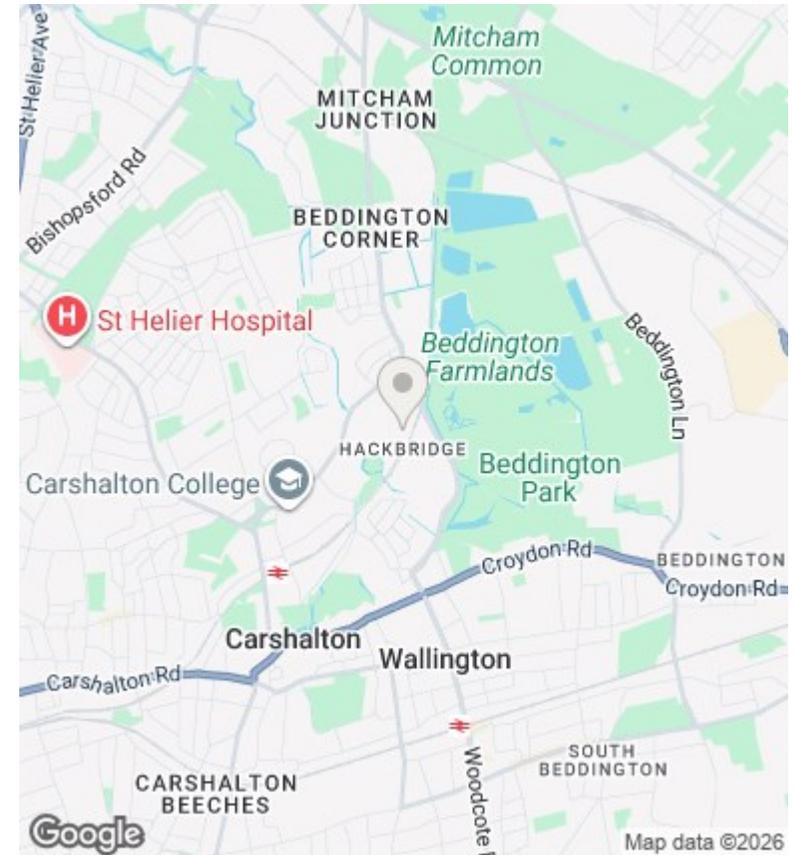
## Flat 25, 17 Thimble Crescent, Wallington, SM6 7FR

Asking price £455,000

- Modern landmark development by Barratt Homes
- Open-plan living with floor-to-ceiling windows
- On-site Lidl supermarket and medical centre
- Sustainable energy-efficient building design
- Adjacent to Hackbridge Station providing rapid access to Central London
- Private balcony for outdoor relaxation
- Moments from the historic 143-acre Beddington Park
- Master bedroom featuring a private en-suite
- Exclusive residents' gym and cinema room
- High-performing local schools including an 'Outstanding' girls' academy

400 Thames Valley Park Drive, Reading, Berkshire, RG6 1PT  
01183 048821

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## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	