



**Flat 3 Saxon House, 170 London Road**  
Wallington, SM6 7AN

**Guide Price £280,000**



## Flat 3 Saxon House, 170 London Road

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Set in a well-connected location just moments from Hackbridge mainline station, this modern two bedroom apartment offers a smart layout, private outdoor garden and a great balance of comfort and convenience.

The property features an open plan kitchen and living area designed for modern day living. The main bedroom includes an ensuite shower room, built in wardrobes and direct access to a private garden terrace. There is a second bedroom, ideal as a guest room or home office, along with a separate family bathroom.

Further benefits include a security entrance phone system, allocated parking and no onward chain, making this an ideal choice for first time buyers, investors or those looking for an easy move.

Local amenities are within easy reach, including Sainsbury's, Lidl and a variety of bus routes.

Please note: the building is currently undergoing external works, which are due to be completed by summer 2026. These works are ongoing and currently affect the garden and parking area. External photos were taken before the work began.





Entrance Hall  
14'7" x 4'3" (4.45m x 1.31m)

Living Room/Kitchen  
24'9" x 10'10" (7.55m x 3.32m)

Bedroom  
11'5" x 10'6" (3.49m x 3.21m)



Ensuite  
2'6" x 7'1" (0.78m x 2.18m)

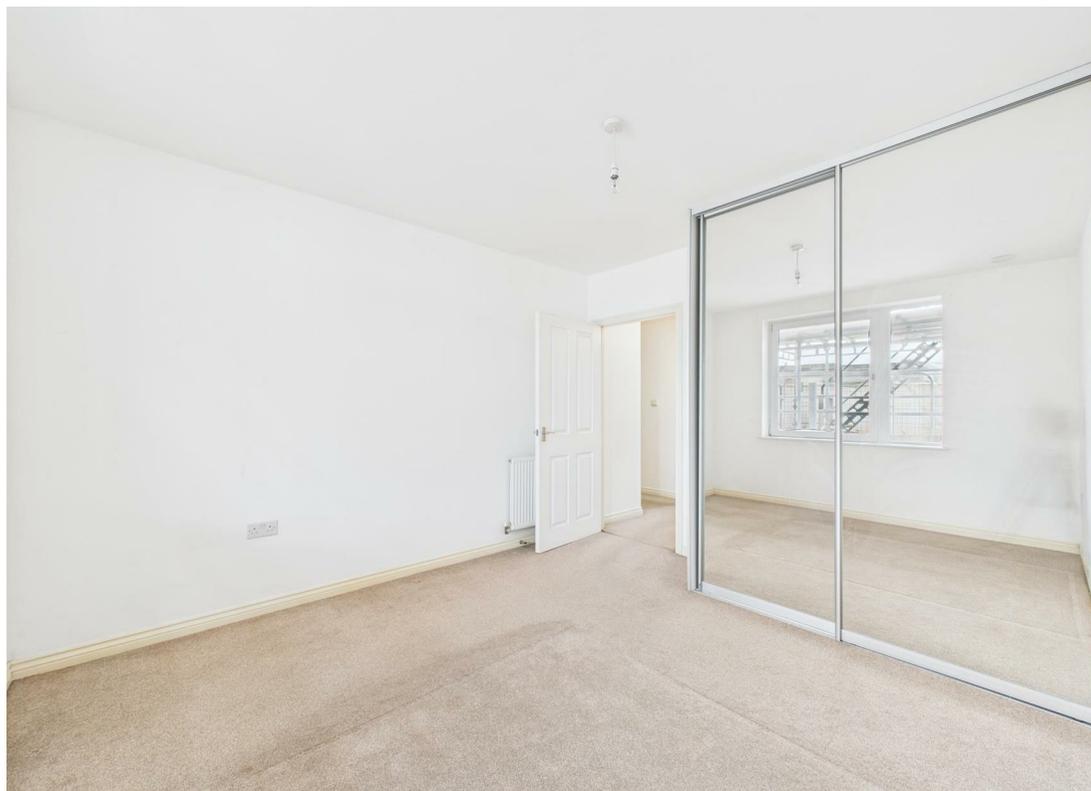
Hallway  
3'5" x 11'2" (1.06m x 3.42m)

Bedroom  
11'11" x 10'9" (3.65m x 3.28m)

Hallway  
5'10" x 3'6" (1.79m x 1.08m)



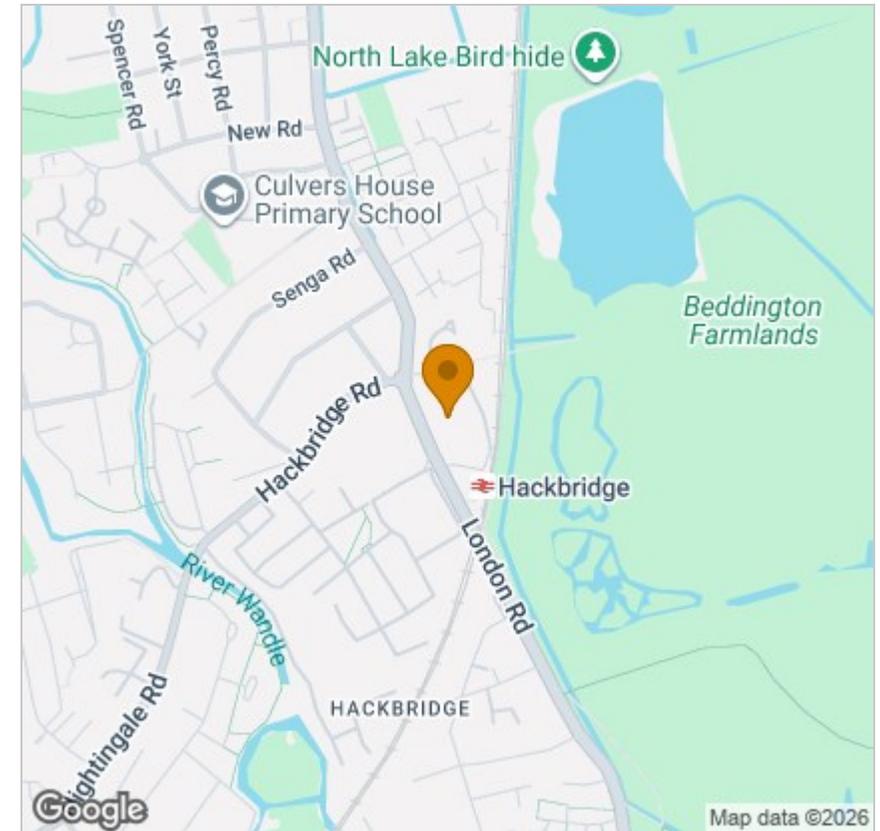
Bathroom  
6'6" x 6'10" (1.99m x 2.10m)



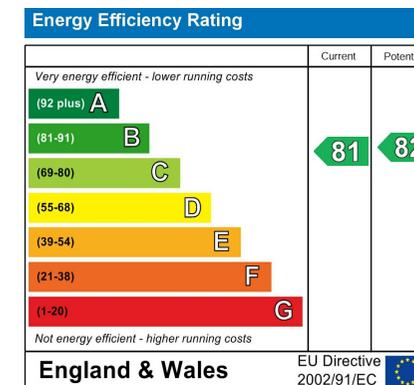
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ

Tel: 020 8763 8878

Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)

[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)