



PAUL GRAHAM



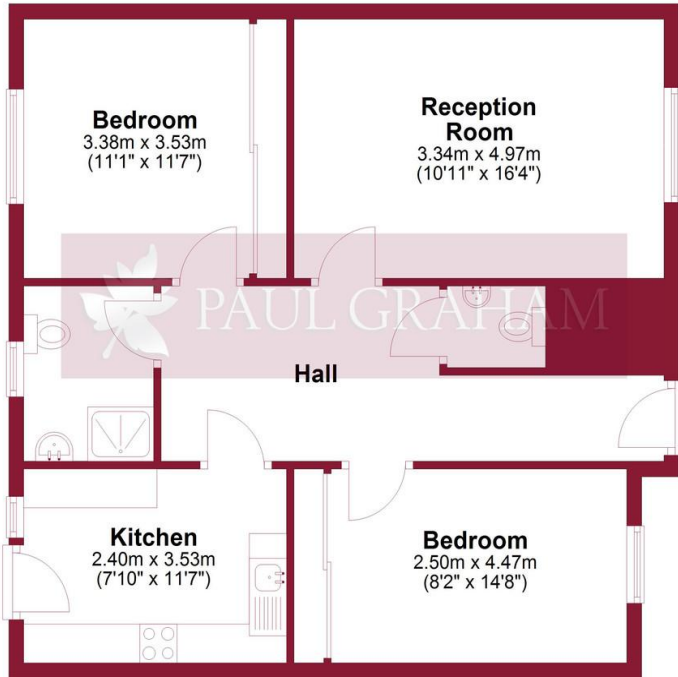
15 Raleigh Court, Stanley Park Road, Wallington, Surrey, SM6 0HH | **£350,000 Leasehold**

Offered for sale with vacant possession this well presented ground floor maisonette is situated within a private no through road located within a stones throw of Wallington town centre. Benefits include a garage en bloc, long lease and gas central heating.

Boasting two double bedrooms with built in wardrobes, a spacious lounge/diner, modern kitchen and shower room. There is also an additional Wc. Viewing advised.

Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



Total area: approx. 70.1 sq. metres (754.3 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.



ENTRANCE HALL

LOUNGE/DINER 16' 4" x 10' 11" (4.98m x 3.33m)

KITCHEN 11' 7" x 7' 10" (3.53m x 2.39m)

BEDROOM 1 14' 8 max" x 8' 2" (4.47m x 2.49m)

BEDROOM 2 11' 1" x 11' 7" (3.38m x 3.53m)

SHOWER ROOM

SEPARATE WC

COMMUNAL GARDENS

GARAGE

LONG LEASE



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

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk