

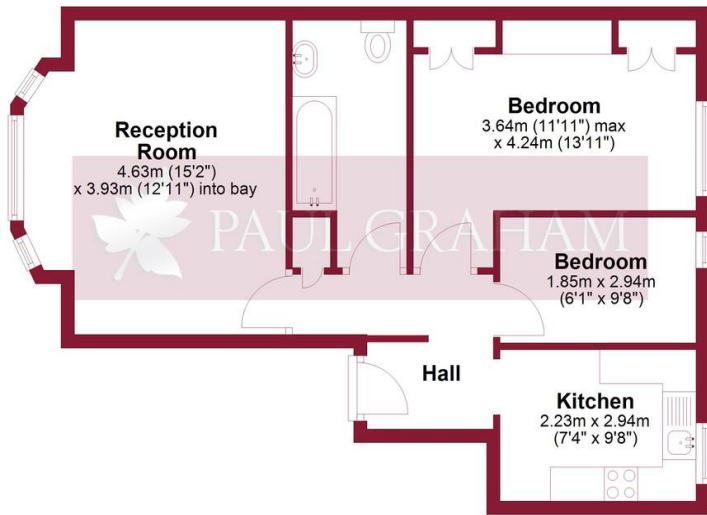


**18b Elgin Road, Wallington, Surrey, SM6 8RE | Guide Price £261,500 Leasehold**

Paul Graham are pleased to market this well presented upper ground floor conversion flat with high ceilings. This 1 bedroom with a small 2nd bedroom/study within an attractive Victorian building is close to Wallington Town Centre. The property benefits from 15 ft reception room with a large bay window, a separate kitchen, a modern bathroom, residents off street parking, and gas central heating. Viewing is recommended on this no chain property.

## Ground Floor

Approx. 55.2 sq. metres (594.0 sq. feet)



Total area: approx. 55.2 sq. metres (594.0 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

## ENTRANCE HALL

**RECEPTION ROOM** 15' 2" x 12' 11" into bay (4.62m x 3.94m)

**KITCHEN** 9' 8" x 7' 4" (2.95m x 2.24m)

**BEDROOM 1** 13' 11" x 11' 11" (4.24m x 3.63m)

**BEDROOM 2/STUDY** 9' 8" x 6' 1" (2.95m x 1.85m)

**BATHROOM** 8' 2" x 5' 4" (2.49m x 1.63m)

## RESIDENTS PARKING

## LONG LEASE

## 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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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