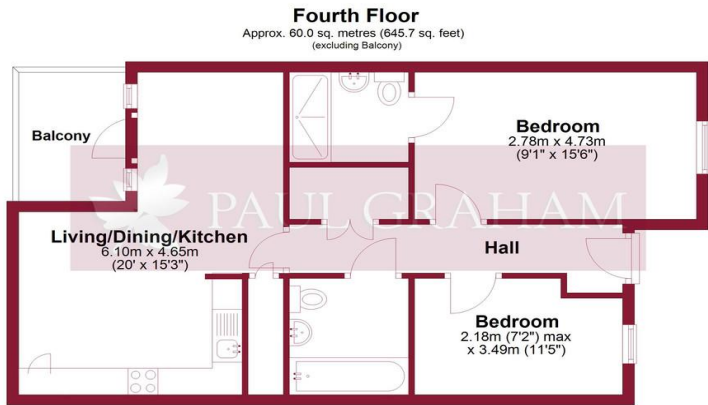




40 Chambray House, 188 London Road, Hackbridge, Surrey, SM6 7FL | **£340,000 Leasehold**

Paul Graham are pleased to offer this well-presented which is situated in the popular New Mill Quarter. This 4th-floor apartment boasts an open-plan living/kitchen/dining area with doors leading out to a private balcony. There are two good-sized bedrooms, one benefiting from an ensuite shower, and a spacious family bathroom. Other features include a long lease and an allocated gated underground parking space.



Total area: approx. 60.0 sq. metres (645.7 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.



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMUNAL ENTRANCE

LIFTS/STAIRS TO THE FOURTH FLOOR

ENTRANCE HALL

LOUNGE/DINING/KITCHEN 20' 0" x 15' 3" (6.1m x 4.65m)

BEDROOM 1 15' 6" x 9' 1" (4.72m x 2.77m)

EN SUITE SHOWER ROOM

BEDROOM 2 11' 5" x 7' 2 max" (3.48m x 2.18m)

BATHROOM

LARGE STORAGE CUPBOARD

UTILITY CUPBOARD

ALLOCATED PARKING

BALCONY

NEW HOME WARRANTY REMAINING

WALLINGTON

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Wallington
Surrey SM6 8RG

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Email. wallington@paulgraham.co.uk

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