



Flat 27 Pointelle House, 190 London Road, Wallington, SM6



£350,000

Cromwells  
ESTATE AGENTS





**190 London Road**  
**Wallington, SM6 7FW**

**£350,000**

Cromwells Wallington are delighted to present this stunning two bedroom luxury modern apartment, located in the popular New Mill Quarter development in Hackbridge. This beautiful home boasts a beautifully designed open plan living, kitchen and dining area, ideal for entertaining family and friends, and a private balcony which offers the perfect place for relaxing after a long day!

The property is finished to a high specification throughout, with a contemporary kitchen, a luxury bathroom suite and en suite shower room, two good sized bedrooms and ample storage. Furthermore, there is a secure gated parking space, providing you with peace of mind.

Pointelle House offers excellent access to local shops and amenities. There are great transport links with Hackbridge mainline train station only a short walk away with it's fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by. Don't miss the opportunity to make this elegant flat your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.









## Accommodation

Security phone entry system, door into communal hallway. Stairs and lifts to 3rd floor and front door.

### Entrance Hall

Radiator, laminate flooring, security phone entry system, large storage cupboard with utility space and plumbing for washing machine.

### Open plan Living Dining Room and Kitchen

#### Living Area

Radiator, laminate flooring, large built in storage cupboard, double glazed door leading out to private balcony.

#### Kitchen Dining Area

Range of modern gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, electric hob and extractor fan above, space for dishwasher and fridge freezer, radiator, laminate flooring, double glazed window to rear aspect.

### Family Bathroom

Modern three-piece suite comprising of bath with shower screen and chrome mixer tap, thermostatic shower, wash hand basin with chrome mixer tap, enclosed WC, heated towel rail, tiled walls and flooring, extractor fan.

### Bedroom One

Radiator, fitted carpet, double glazed window to front aspect

### En-suite Shower Room

Shower cubicle with sliding door, thermostatic shower, wash hand basin with chrome mixer tap, enclosed WC, heated towel rail, shaver point, tiled walls and flooring, extractor fan.

### Bedroom Two

Radiator, double glazed full length window to front aspect, fitted carpet.

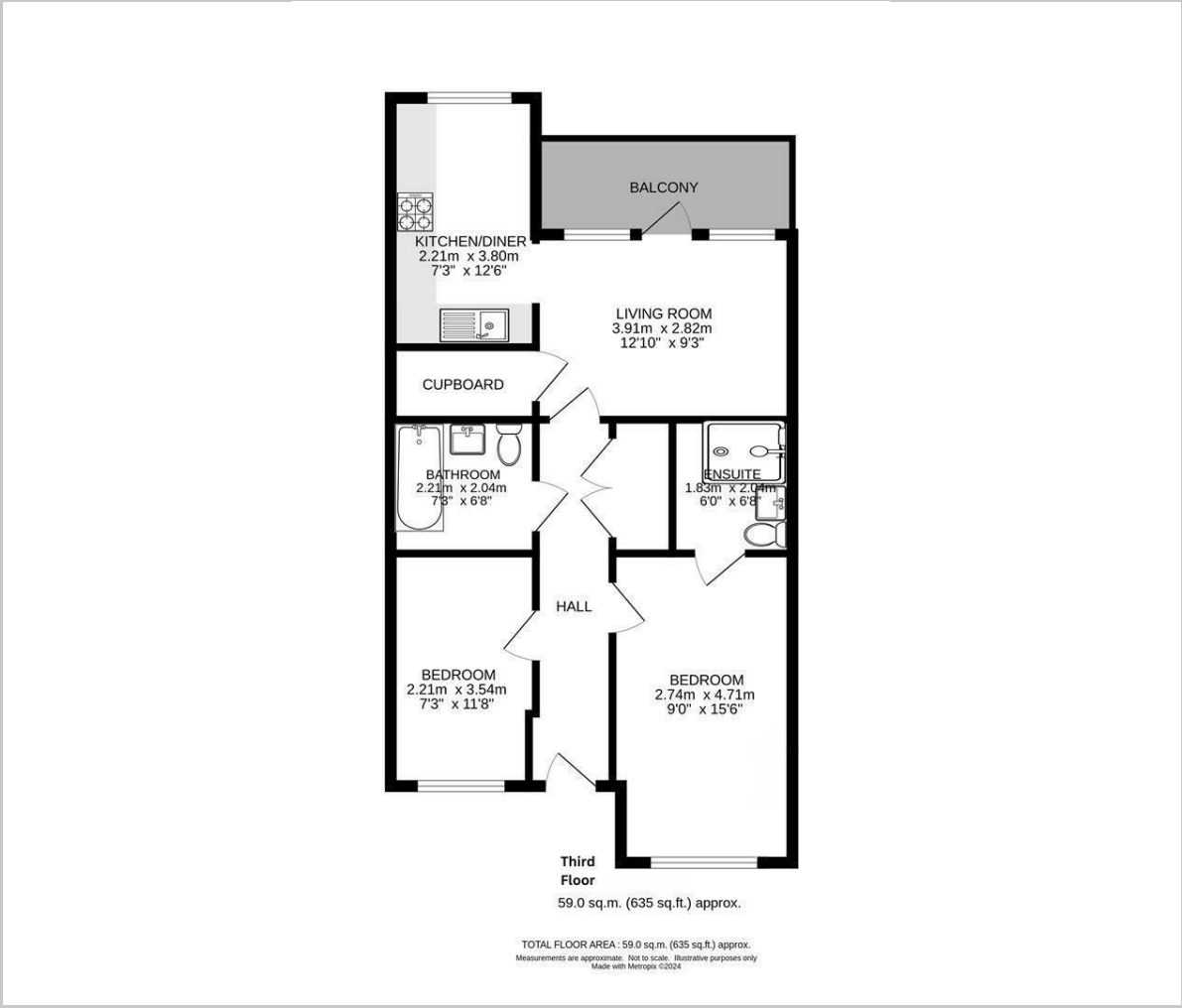
Allocated and gated parking space

## BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money

Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan

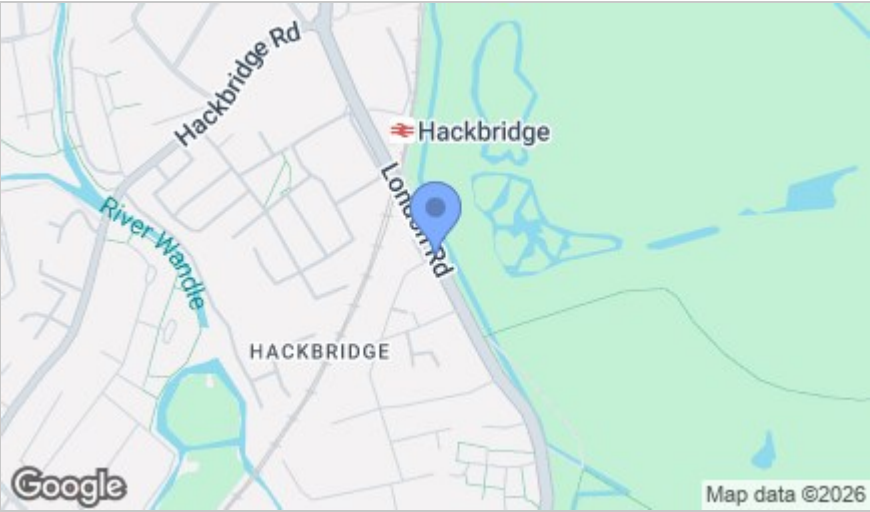


Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

