

Flat D, 20 Woodcote Road, Wallington, Surrey, SM6 0NN | **£265,000 Leasehold**

A truly characterful loft style apartment ideally positioned in the heart of the town centre, moments from the mainline station. Located in a gated courtyard, this unique one bedroom home offers stylish, contemporary living with an impressive mezzanine level, open plan kitchen/dining area, cosy living space and stylish shower room.

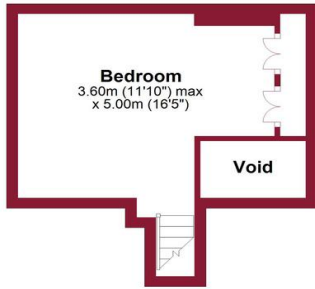
### Ground Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



### First Floor

Approx. 19.2 sq. metres (206.1 sq. feet)



Total area: approx. 62.5 sq. metres (672.2 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

**HALLWAY/LIVING ROOM** 20' 4" x 8' 10" (6.2m x 2.69m)

**OPEN PLAN KITCHEN/DINING AREA** 18' 4" x 11' 11" (5.59m x 3.63m)

## SHOWER ROOM

## MEZZANINE LEVEL

**BEDROOM** 16' 5" x 11' 10 max" (5m x 3.61m)

## GATED COURTYARD

## LONG LEASE

## ADJACENT TO THE STATION



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		
55-68	D		
39-54	E	40 E	40 E
21-38	F		
1-20	G		

## WALLINGTON

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