

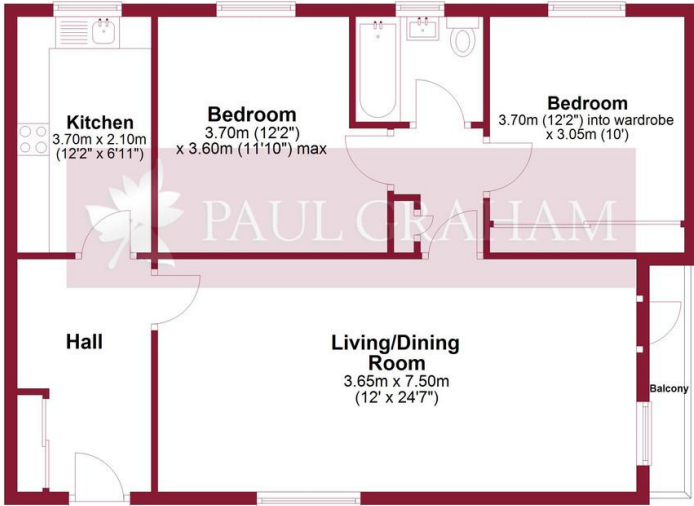


15 Shirley Heights, Shirley Road, Wallington, SM6 9QD | **Guide Price £300,000 Leasehold**

Paul Graham are please to market this 3rd floor spacious purpose built flat in the popular block Shirley Heights. Situated in South Wallington Close to Wallington Town Centre. Features include a spacious entrance hall, 24 ft reception room leading to the balcony, inner hall which has access to both bedroom and the bathroom. There is a lift to all floors and the property comes with a garage and also parking permit is possible, Viewing is recommended on this no chain property.

### Third Floor

Approx. 75.0 sq. metres (807.7 sq. feet)  
(excluding Balcony)



Total area: approx. 75.0 sq. metres (807.7 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.

### COMMUNAL ENTRANCE

### LIFT TO ALL FLOORS

ENTRANCE HALL 12' x 7' (3.66m x 2.13m)

KITCHEN 11' 11" x 6' 10" (3.63m x 2.08m)

RECEPTION ROOM 24' 6" x 11' 3" (7.47m x 3.43m)

### INNER HALL

BEDROOM 1 11' 11" x 11' 6" (3.63m x 3.51m)

BEDROOM 2 9' 11" x 9' 11" (3.02m x 3.02m)

BATHROOM 6' 5" x 5' 5" (1.96m x 1.65m)

### BALCONY

### GARAGE

### PARKING PERMIT IS POSSIBLE

### 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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### WALLINGTON

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