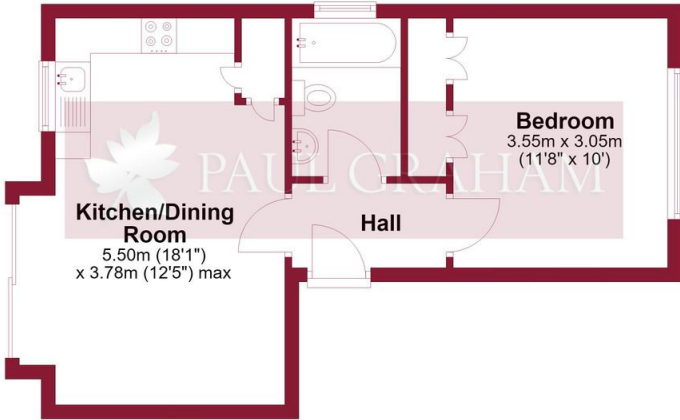




Flat C, 15 Grosvenor Road, Wallington, Surrey, SM6 0EN | **£250,000 Share of Freehold**

A well-presented one-bedroom purpose-built flat forming part of a small block, ideally situated within a short walk of Wallington Station, local shops and restaurants. Offered with no onward chain, an allocated parking space and a share of the freehold, this property should not be missed.

Ground Floor
Approx. 38.5 sq. metres (414.7 sq. feet)



Total area: approx. 38.5 sq. metres (414.7 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

ENTRANCE HALL

OPEN PLAN LOUNGE/DINING/KITCHEN 18' 1 max" x 12' 5" (5.51m x 3.78m)

BEDROOM 11' 8" x 10' 0" (3.56m x 3.05m)

BATHROOM

ALLOCATED PARKING

SHARE OF FREEHOLD

PRIVATE PATIO

NO ONWARD CHAIN

CLOSE TO STATION AND SHOPS



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		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk