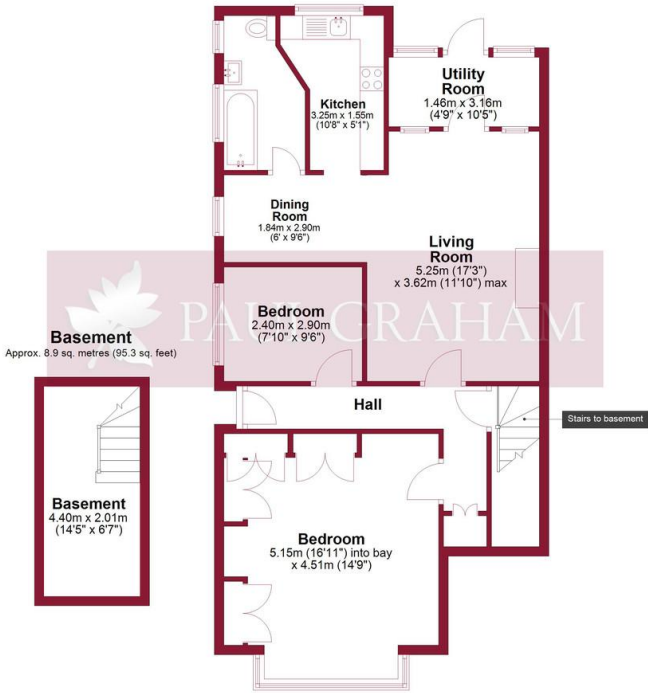




79a Blenheim Gardens, South Wallington, Surrey, SM6 9PW | **£395,000 Share of Freehold**

Paul Graham are delighted to offer this impressive ground floor conversion apartment which forms part of an attractive period property and offers a superb blend of character features and modern living. Boasting generously proportioned accommodation throughout, the property is particularly notable for its large rooms, private garden and share of the freehold.

Ground Floor
Approx. 80.7 sq. metres (868.7 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanIt.



ENTRANCE HALL

LOUNGE 17' 3" x 11' 10" (5.26m x 3.61m)

DINING AREA 9' 6" x 6' 0" (2.9m x 1.83m)

KITCHEN 10' 8" x 5' 1" (3.25m x 1.55m)

BEDROOM 1 16' 11" x 14' 9" (5.16m x 4.5m)

BEDROOM 2 9' 6" x 7' 10" (2.9m x 2.39m)

BATHROOM

BASEMENT

UTILITY/GARDEN ROOM 10' 5" x 4' 9" (3.18m x 1.45m)

PRIVATE GARDEN

DRIVEWAY FOR ONE CAR

SHARE OF THE FREEHOLD

POPULAR TREE LINED ROAD IN SOUTHWALLINGTON



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 | | 75 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

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