



**Chambray House London Road, Wallington SM6 7FL**

***welcome to***

## **Chambray House London Road, Wallington**

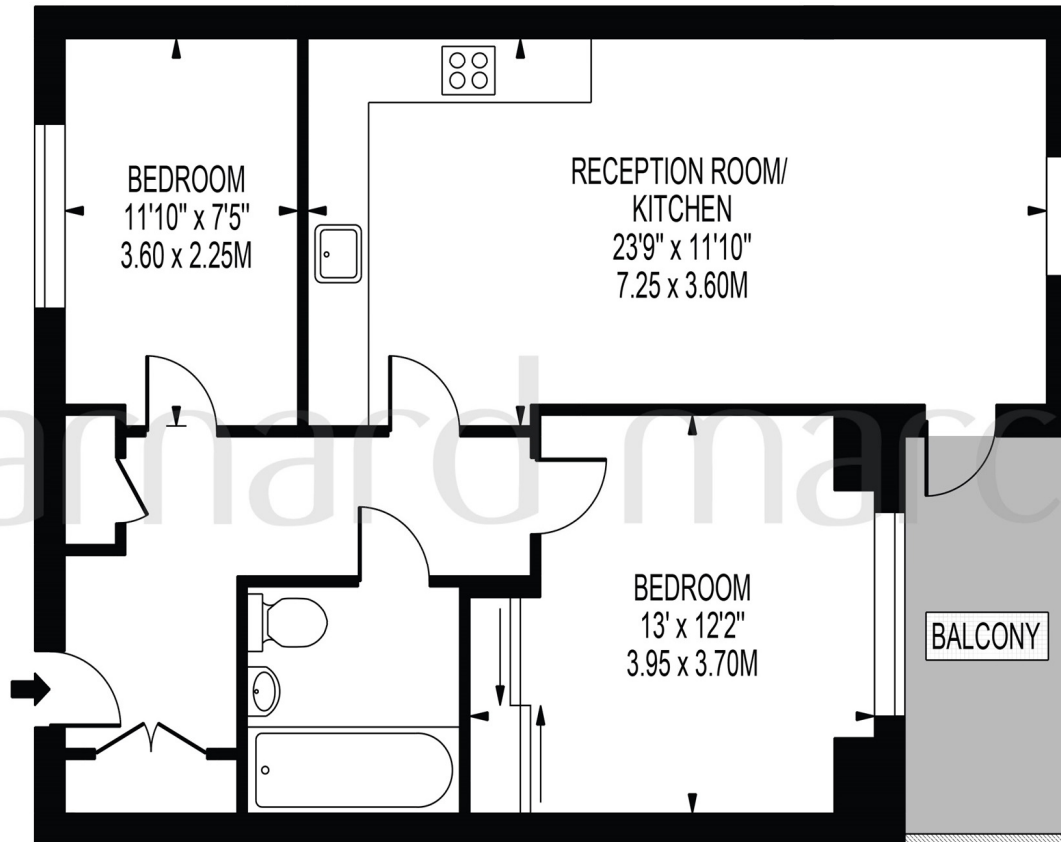
Located in the sought-after New Mill Quarter development, this beautifully presented two-bedroom, one-bathroom apartment offers modern living in a vibrant, well-connected community. Positioned on an upper floor, the property features a bright, open-plan living and dining area that opens out onto a private balcony with stunning views over the adjacent park - perfect for relaxing or entertaining. The kitchen is fully integrated with contemporary fittings and appliances, while the entire apartment is maintained in excellent condition throughout. Both bedrooms are well-proportioned with ample natural light, and the sleek, modern bathroom completes the interior. Additional benefits include secure underground parking, lift access, and proximity to Hackbridge Station, providing fast connections to London Victoria and London Bridge. The development also offers convenient access to local shops, cafés, and green spaces. Ideal for first-time buyers, professionals, or investors seeking a high-quality, low-maintenance home in a thriving location.





# CHAMBRAY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 676 SQ FT - 62.78 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Chambray House London Road, Wallington

- TWO BEDROOM SPACIOUS APARTMENT
- MODERN OPEN PLAN LIVING/ KITCHEN AREA
- PRIVATE BALCONY
- EXCELLENT CONDITION THROUGHOUT
- SECURE UNDERGROUND PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1935.80

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WLG106216](https://barnardmarcus.co.uk/Property/WLG106216)



Property Ref:  
WLG106216 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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