

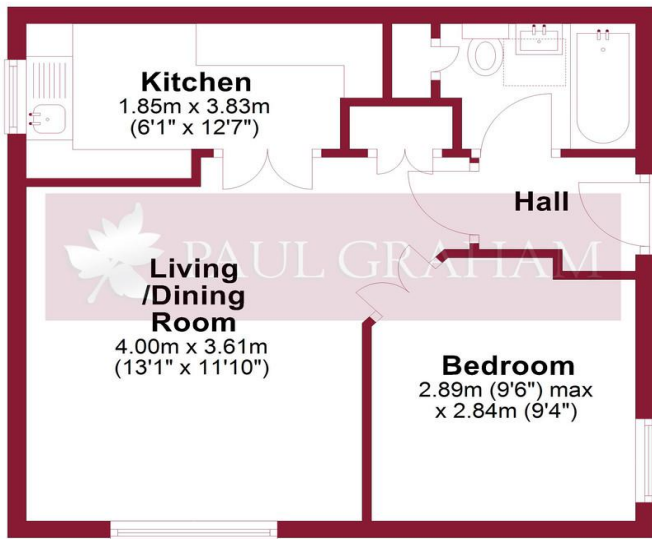


**Flat D, 15 Grosvenor Road, Wallington, Surrey, SM6 0EN | £195,000 Share of Freehold**

A top floor flat offering excellent potential, requiring updating. The property presents an ideal opportunity for buyers looking to create a home to their own specification. The property also benefits from a long lease and the added advantage of a share of freehold and an allocated parking. No chain

## First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Total area: approx. 39.0 sq. metres (419.7 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 HALL

## STAIRS TO THE FIRST FLOOR

## ENTRANCE HALL

**LOUNGE** 13' 1" x 11' 10" (3.99m x 3.61m)

**KITCHEN** 13' 7 max" x 6' 1" (4.14m x 1.85m)

**BEDROOM** 9' 6" x 9' 4" (2.9m x 2.84m)

## SHOWER ROOM WITH WALK IN SHOWER

## ALLOCATED PARKING

## SMALL BLOCK CLOSE TO THE TOWN CENTRE

## UPDATING REQUIRED

## 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		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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