

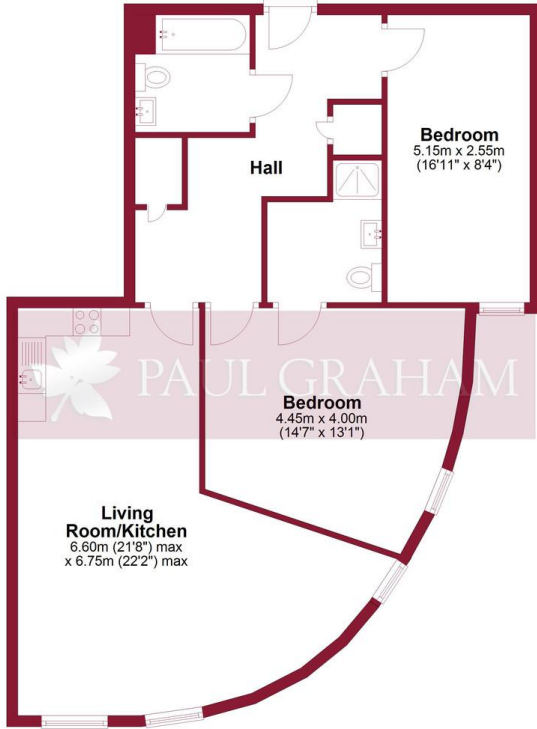


34 Saxon House, 170 London Road, Wallington, Surrey, SM6 7AN | Offers In Excess Of £325,000 Leasehold

A well-presented modern apartment, situated on the fourth floor of a popular development. The property offers bright and spacious accommodation throughout and would make an ideal purchase for first time buyers or professionals. The accommodation includes a spacious open plan living area, two double bedrooms, two bath/shower rooms and underground allocated parking.

**Fourth Floor**

Approx. 86.5 sq. metres (931.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.1 sq. feet)

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

**COMMUNAL ENTRANCE HALL**

**LIFT TO FOURTH FLOOR**

**ENTRANCE HALL**

**LIVING ROOM/KITCHEN** 22' 2 max" x 21' 8 max" (6.76m x 6.6m)

**BEDROOM 1** 14' 7" x 13' 1" (4.44m x 3.99m)

**SHOWER ROOM**

**BEDROOM 2** 16' 11" x 8' 4" (5.16m x 2.54m)

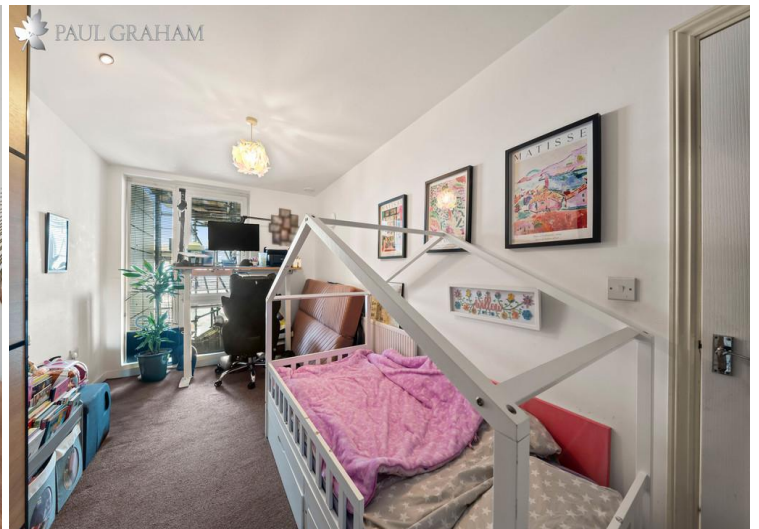
**BATHROOM**

**COMMUNAL GARDENS**

**LONG LEASE**

**COMMUNAL LIFT**

**ALLOCATED UNDEGROUND PARKING SPACE**



**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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**WALLINGTON**

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