



 PAUL GRAHAM



21c Clarendon Road, Wallington, Surrey, SM6 8QX | **£225,000**

A spacious and well presented first floor 1 bedroom conversion flat. Situated on a residential road close to Wallington Town Centre offering an array of local amenities and train station. The property is gas central heated, double glazed and benefits from an extended lease and being chain free. Viewing is recommended.

COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 13' 2" x 12' 5" (4.01m x 3.78m)

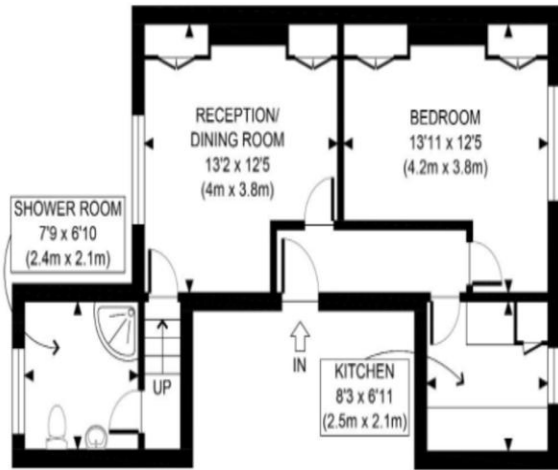
BATHROOM 7' 9" x 6' 10" (2.36m x 2.08m)

BEDROOM 1 13' 11" x 12' 5" wp (4.24m x 3.78m)

KITCHEN 8' 3" x 6' 11" (2.51m x 2.11m)

NO CHAIN

LONG LEASE



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 478 SQ FT



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 | | 74 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

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