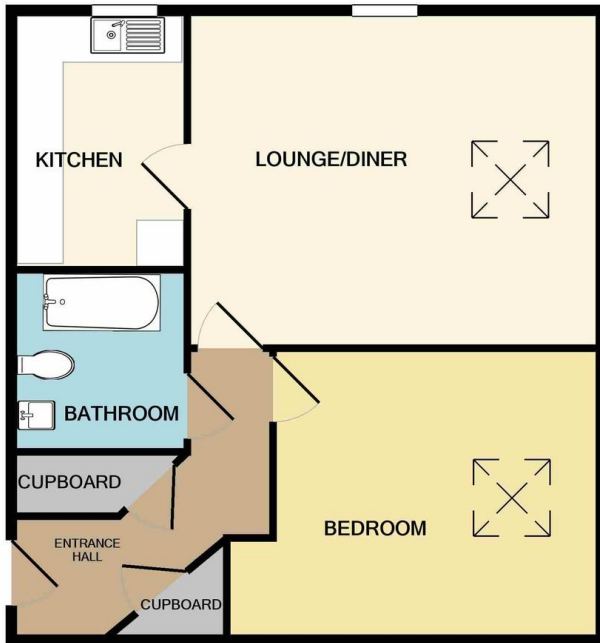




13 Farmstead Court, 6 Melbourne Road, Wallington, SM6 8SY | **Guide Price £235,000**

This spacious well presented top floor apartment is conveniently positioned close to Wallington town centre and station which provide links to London Victoria and London Bridge. The modern interior is comprised of a 17'10 lounge/diner with views of London's skyline. There is a modern fitted kitchen, double bedroom with built in wardrobes and bathroom. The property will benefit from an extended lease upon completion.



STAIRS TO TOP FLOOR

ENTRANCE HALL

LOUNGE/DINER 17' 10" x 14' 3" (5.44m x 4.34m)

KITCHEN 11' 1" x 7' 7" (3.38m x 2.31m)

BEDROOM 14' 1" x 12' 6" (4.29m x 3.81m)

BATHROOM 7' 11" x 7' 8" (2.41m x 2.34m)

CLOSE TO STATION

LEASE TO BE EXTENDED UPON COMPLETION

TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021



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 | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk