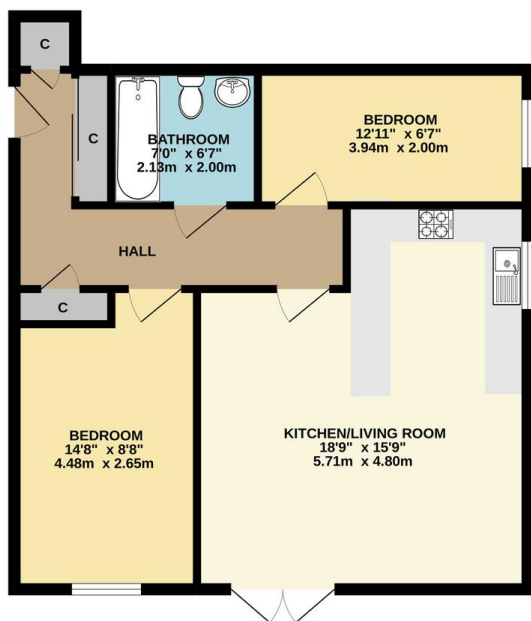




Flat 5, 40 Mollison Drive, Wallington, Surrey, SM6 9BY | **£284,950 Leasehold**

This modern two bedroom ground floor apartment boasts a well presented interior and benefits from a long lease and allocated parking space. The accommodation is comprised of an L shape entrance hall with built in storage, an open plan lounge/dining room which has doors leading to the communal gardens. There is a modern fitted kitchen with integrated appliances, two double bedrooms and a spacious bathroom. The property is offered with no onward chain.

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 12/2022

## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

**OPEN PLAN LOUNGE/DINING ROOM 15' 11" x 14' 11" (4.85m x 4.55m)**

**KITCHEN 9' 11" x 8' 9" (3.02m x 2.67m)**

**BEDROOM 1 15' 2" x 9' 3" (4.62m x 2.82m)**

**BEDROOM 2 12' 11" x 6' 11" (3.94m x 2.11m)**

**BATHROOM**

**ALLOCATED PARKING**

**LONG LEASE**

**GAS CENTRAL HEATING**



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	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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