



**Flat 6 Glen House, 72 Bute Road, Wallington, Surrey, SM6 8BS | £190,000 Leasehold**

This first floor apartment is located within a short distance of Wallington high street and station which offers routes to London Bridge and London Victoria. The property which does require some updating is offered for sale with no chain and boasts a spacious lounge/diner, double bedroom, 9'10 kitchen and bathroom. Other benefits include allocated parking. The property will benefit from an extended lease.

FIRST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA - 493 sq.ft. (45.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the description and floor measurements of doors, windows, stairs and any other items an appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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## COMMUNAL ENTRANCE

## STAIRS TO THE FIRST FLOOR

## ENTRANCE HALL

**LOUNGE** 16' x 11' 9" (4.88m x 3.58m)

**KITCHEN** 9' 10" x 7' 7" (3m x 2.31m)

**BEDROOM** 13' 3" x 9' 8" (4.04m x 2.95m)

## BATHROOM

## ALLOCATED PARKING

## NO CHAIN

## CLOSE TO TOWN CENTRE AND STATION



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	72   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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