



 PAUL GRAHAM



89 Chambray House, 188 London Road, Hackbridge, Wallington, Surrey, SM6 7FL | **£290,000 Leasehold**

Paul Graham are pleased to offer this modern 1 bed purpose built flat built in 2020, comes with a balcony, roof terrace and an allocated parking space in a secure under ground car park. Situated in the New Mill Quarter development across the road from Hackbridge train station. Viewing is recommended on this chain free property.



FIFTH FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 22' 8" x 10' 10" (wp) (6.91m x 3.3m)

**KITCHEN** 9' 1" x 8' 6" (2.77m x 2.59m)

**BEDROOM 1** 13' 11" x 10' 5" (4.24m x 3.18m)

**BATHROOM** 7' 2" x 6' 6" (2.18m x 1.98m)

## BALCONY

## ROOF TERRACE

## UNDERGROUND CAR PARK

## ALLOCATED PARKING

## NO CHAIN



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

## WALLINGTON

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