



 PAUL GRAHAM



Flat 1, 2 Foxglove Way, Wallington, Surrey, SM6 7JJ | Guide Price £250,000 Leasehold

Located in a popular development close to Hackbridge station and a selection of local shops, this two bedroom ground floor apartment is offered for sale benefiting from a 21' lounge/diner, open plan kitchen, two good size bedrooms and a bathroom. Outside there is an allocated parking space. Lease to be extended upon completion.

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.9 sq.m.) approx.

Whilst 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.
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COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 21' x 10' 3" (6.4m x 3.12m)

KITCHEN 8' 3" x 7' 6" (2.51m x 2.29m)

BEDROOM 1 11' 2" x 8' 4" (3.4m x 2.54m)

BEDROOM 2 10' 11" x 5' 9" (3.33m x 1.75m)

BATHROOM

ALLOCATED PARKING SPACE

WALKING DISTANCE TO HACKBRIDGE
STATION AND SHOPS

LEASE TO BE EXTENDED UPON COMPLETION



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		69 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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