



Flat 1 Dale Court, 16 Wandle Road, Wallington, Surrey, SM6 7EQ | **£375,000 Share of Freehold**

Paul Graham are pleased to market this spacious and well presented 2 bedroom ground floor flat with it's own garden and allocated parking space. Benefitting from a large reception room with direct access to garden and is open plan to a modern kitchen, 2 double bedrooms, one with an walk-in wardrobe (that used to be an en-suite) and a modern bathroom. The property also comes with a share of freehold and is sold as a chain free property. Situated close to Hackbridge train station and the historic Beddington Park. Viewing is recommended.

GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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.  
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**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**RECEPTION AREA** 17' 10" x 10' 7" (5.44m x 3.23m)

**DINING/STUDY AREA** 7' 1" x 5' 1" (2.16m x 1.55m)

**KITCHEN** 12' 10" x 9' 9" (3.91m x 2.97m)

**BEDROOM 1** 10' 4" x 9' 3" (3.15m x 2.82m)

**WALK IN WARDROBE (USED TO BE EN-SUITE)** 7' 4" x 4' 2" (2.24m x 1.27m)

**BEDROOM 2** 10' 9" x 10' 7" (3.28m x 3.23m)

**BATHROOM** 9' 5" x 5' 8" (2.87m x 1.73m)

**OWN GARDEN** 15' x 35' reducing to 14'10" (4.57m x 10.67m)

**ALLOCATED PARKING**

**NO CHAIN**

**SHARE OF FREEHOLD**



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	73   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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