



Flat 3, 23 Maldon Road, Wallington, Surrey, SM6 8BL | £279,950 Share of Freehold

Paul Graham are pleased to market this 1 bedroom conversion flat in a Victorian period property. The property has an office/small 2nd bedroom, its own section of garden and share of freehold. The property has a 16ft reception room with a feature fireplace which is situated on a popular residential road close to Wallington Town Centre and all the amenities including Wallington train station. Viewing is recommended on this no chain property.



TOTAL APPROX. FLOOR AREA 56.2 SQ.M. (605 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2017

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

ENTRANCE HALL

RECEPTION ROOM 16' 6" x 14' 1" (5.03m x 4.29m)

KITCHEN 12' 4" x 9' 3" (3.76m x 2.82m)

BEDROOM 1 11' x 10' 1" (3.35m x 3.07m)

OFFICE/SMALL 2ND BEDROOM 8' 9" x 5' 2" (2.67m x 1.57m)

BATHROOM 5' 6" x 5' 4" (1.68m x 1.63m)

OWN SECTION OF GARDEN 21' 7" x 18' 8" (6.58m x 5.69m)

SHARE OF FREEHOLD

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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk