

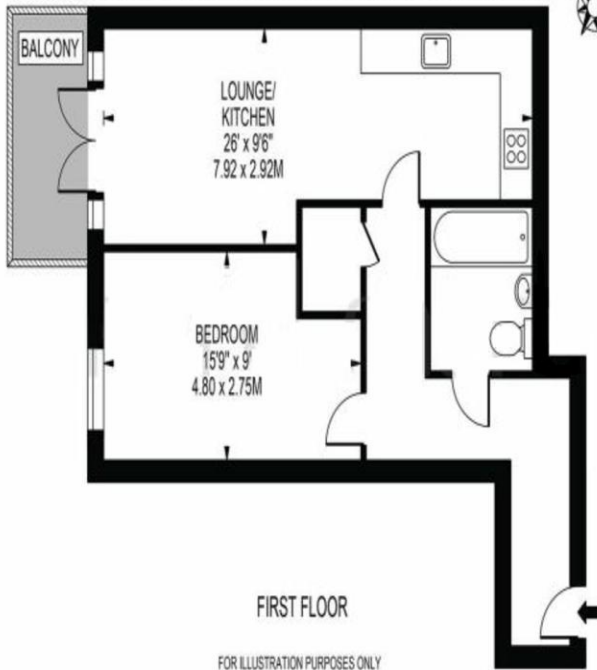


Flat 9 Chenille Court, 40 Hackbridge Road, Wallington, Surrey, SM6 7BF | **Shared Ownership £119,250 Leasehold**

**** 45% Shared ownership**** 100% ownership available at £265,000. Located a 'stone's throw' from Hackbridge station which provides links to London (Thames Link) this one bedroom apartment first floor boasts a private balcony and open plan living room and an open plan fitted kitchen with built appliances. There is a large double bedroom and spacious bathroom. The property also benefits from a long lease and is within a short walk from a range of local shops and supermarkets including Aldi and Sainsburys.

CHENILLE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 537 SQ FT - 49.92 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

COMMUNAL ENTRANCE HALL

STAIRS TO THE FIRST FLOOR

ENTRANCE HALL

OPEN PLAN LOUNGE 26' 2" x 9' 6" (7.98m x 2.9m)

MODERN KITCHEN

PRIVATE BALCONY

BEDROOM 15' 10" x 9' (4.83m x 2.74m)

BATHROOM

LONG LEASE



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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