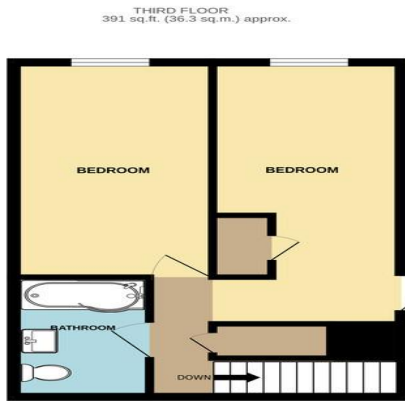




**Flat H, 119 Woodcote Road, South Wallington, Surrey, SM6 0QL | £280,000 Leasehold**

Offered with no onward chain, this two double bedroom apartment boasts spacious accommodation laid out over two floors. The property which will be offered for sale with an extended lease, boasts two reception rooms and a fitted kitchen. Upstairs there are two good size bedrooms and a bathroom. Outside there are well maintained communal gardens and a garage en bloc.





TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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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	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## COMMUNAL ENTRANCE HALL

### ENTRANCE HALL

LOUNGE 15' 8" x 8' 8" (4.78m x 2.64m)

DINING ROOM 11' 8" x 11' 1" (3.56m x 3.38m)

KITCHEN 9' 8" x 7' 7" (2.95m x 2.31m)

### STAIRS TO THE FIRST FLOOR

BEDROOM 1 15' 8" x 8' 5" (4.78m x 2.57m)

BEDROOM 2 18' 8" x 8' 2" (NaNm x 2.49m)

### BATHROOM

### GARAGE EN BLOC

### COMMUNAL GARDENS

### NO CHAIN

### CLOSE TO WALLINGTON HIGH SCHOOLS FOR GIRLS

### VIEWING ADVISED

## 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