



70 Rossignol Gardens, SM5 2EE | **Guide Price £210,000 - £220,000 Leasehold**

A well presented 1 bedroom first floor flat with an allocated parking space. The property is located close to shops, bus routes, open spaces as well as both Hackbridge and Carshalton Mainline stations.

COMMUNAL HALL

ENTRANCE HALL

LOUNGE/DINER 11' 3" x 11' (3.43m x 3.35m)

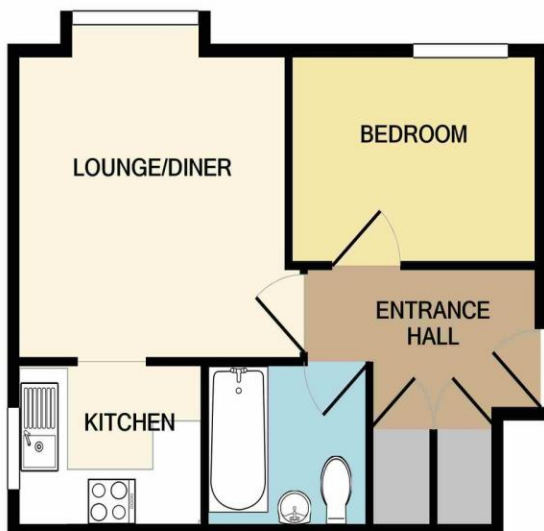
KITCHEN 7' 9" x 6' (2.36m x 1.83m)

BEDROOM 1 10' 4" x 7' 7" (3.15m x 2.31m)

BATHROOM

ALLOCATED PARKING SPACE

COMMUNAL GARDENS



TOTAL APPROX. FLOOR AREA 372 SQ.FT. (34.5 SQ.M.)

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
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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 | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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