



Ground Floor Flat, 55 Marchmont Road, South Wallington, Surrey, SM6 9NT | **£315,000 Share of Freehold**

Situated within a sought after road in South Wallington, this characterful garden flat boasts a modern interior and benefits from a share of freehold and a private rear garden. The accommodation comprises an entrance hall, a spacious lounge and an open plan kitchen/diner which has door out to the garden. There is also a double bedroom and modern bathroom. An internal viewing is highly recommended.



GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here are not tested and no guarantee is given as to their operation or efficiency. Call us to view.  
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## COMMUNAL ENTRANCE

## ENTRANCE HALL

**LOUNGE** 15' 7 max" x 14' 5" (4.75m x 4.39m)

**BEDROOM** 12' 6" x 10' 7" (3.81m x 3.23m)

**KITCHEN/DINER** 16' 5" x 9' 6" (5m x 2.9m)

**BATHROOM** 13' 5" x 5' 6" (4.09m x 1.68m)

## PRIVATE GARDEN

## 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		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### WALLINGTON

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