



132a Onslow Gardens, South Wallington, Surrey, SM6 9QE | **Share of Freehold**

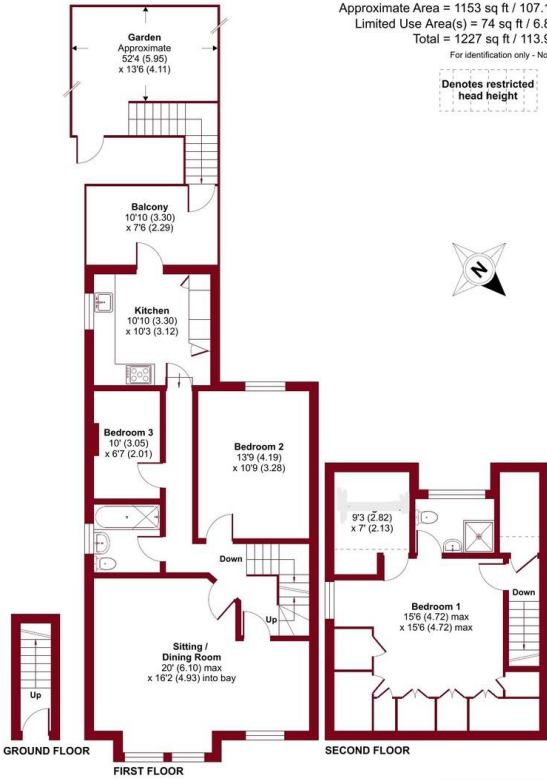
This well presented split level conversion apartment is offered for sale with no chain. The property which has been improved and modernised boasts a large sitting/dining room and a fitted kitchen leading out to the balcony which in turn has stairs providing direct access to the private rear garden. There are also two bedrooms and a modern family bathroom. On the top floor, there is a spacious master bedroom with fitted wardrobes and ensuite shower room. Other features include gas central heating, share of freehold and x2 allocated parking spaces.

Onslow Gardens, Wallington, SM6

Approximate Area = 1153 sq ft / 107.1 sq m
 Limited Use Area(s) = 74 sq ft / 6.8 sq m
 Total = 1227 sq ft / 113.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Paul Graham. REF: 1009272



COMMUNAL ENTRANCE

FRONT DOOR

STAIRS TO THE FIRST FLOOR

LANDING

SITTING/DINING ROOM 20 max' x 16' 2 into bay" (6.1m x 4.93m)

KITCHEN 10' 10" x 10' 3" (3.3m x 3.12m)

BALCONY 10' 10" x 7' 6" (3.3m x 2.29m)

BEDROOM 2 13' 9" x 10' 9" (4.19m x 3.28m)

BEDROOM 3 10' x 6' 7" (3.05m x 2.01m)

FAMILY BATHROOM

STAIRS TO THE TOP FLOOR

BEDROOM 1 15' 6" x 15' 6" (4.72m x 4.72m)

STORAGE AREA 9' 3" x 7' (2.82m x 2.13m)

EN SUITE SHOWER ROOM

PRIVATE REAR GARDEN

OFF ROAD PARKING X 2

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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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