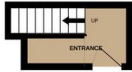


2 Brackley Close, Wallington, Surrey, SM6 9JR | **£320,000 Leasehold**

Spacious split level apartment benefiting from a long lease, gas central heating, and a balcony. The accommodation comprises: entrance hall, 15'5 lounge, 12' kitchen/diner, Wc and 6'1 storage room. Upstairs there are three good size bedrooms (one of which has a balcony) and bathroom.

Offered for sale with no chain.

GROUND FLOOR  
32' 6" x 35' 8" (approx.)



1ST FLOOR  
33' 6" x 36' 7" (approx.)



2ND FLOOR  
33' 6" x 36' 7" (approx.)



TOTAL FLOOR AREA: 848 sq.ft. (78.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 availability or efficiency can be given.  
Made with Metropix (2022)

**ENTRANCE HALL**

**STAIRS TO 1ST FLOOR**

**LOUNGE** 15' 5" x 11' 11" (4.7m x 3.63m)

**KITCHEN/DINER** 12' x 10' (3.66m x 3.05m)

**STORAGE ROOM** 6' 1" x 4' 4" (1.85m x 1.32m)

**WC**

**STAIRS TO THE FIRST FLOOR**

**LANDING**

**BEDROOM** 1 16' 8" x 8' 3" (5.08m x 2.51m)

**BEDROOM** 2 12' 2" x 10' 4" (3.71m x 3.15m)

**BEDROOM** 3 10' 4" x 6' 9" (3.15m x 2.06m)

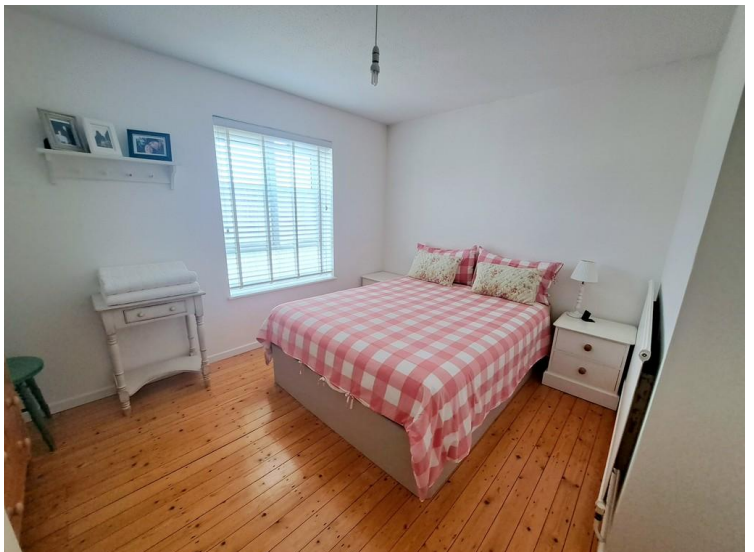
**BATHROOM**

**LOFT ACCESS**

**BALCONY**

**RESIDENTS PARKING**

**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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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