



1 Hilliard Court, Demesne Road, Wallington, Surrey, SM6 8EE | £290,000 Leasehold

Offered with vacant possession, this spacious upper ground floor apartment boasts a modern interior comprised of a 15'5 lounge, fitted kitchen, stylish shower room and two double bedrooms. Other benefits include a garage, long lease, gas central heating and shutters. Wallington high street is within easy reach and offers a range of shops and transport links to London.

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 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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COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER 15' 5" x 11' 3" (4.7m x 3.43m)

KITCHEN 12' 2" x 6' 2" (3.71m x 1.88m)

BEDROOM 1 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM 2 12' 3" x 7' 8" (3.73m x 2.34m)

MODERN SHOWER ROOM

GARAGE

LONG LEASE

NO CHAIN

SHUTTERS



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

WALLINGTON

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