



35 Hendfield Court, Beddington Gardens, Wallington, Surrey, SM6 0JQ | **£250,000 Leasehold**

Paul Graham are delighted to offer this well presented fourth floor apartment which would make an ideal first time home or investment property. Hendfield Court is well positioned for both access to the station which services London and the town centre which provides a range of shops and restaurants. The well presented interior comprises a spacious entrance hall, 18'8 lounge/diner with doors out to the balcony, a modern fitted kitchen, double bedroom and bathroom. Other benefits include a garage en bloc and long lease.

LIFT TO THE FOURTH FLOOR

SPACIOUS ENTRANCE HALL

LOUNGE/DINER 18' 8" x 11' 6" (5.69m x 3.51m)

MODERN KITCHEN 10' 9" x 7' 5" (3.28m x 2.26m)

BEDROOM 14' 2" x 10' 7" (4.32m x 3.23m)

BATHROOM 7' 6" x 6' 4" (2.29m x 1.93m)

GARAGE

PRIVATE BALCONY

ELECTRIC WARM AIR HEATING

LONG LEASE

FOURTH FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.2 sq.m.) approx.
These energy ratings have been made as a guide for advice of the relevant interested parties. Measurements of areas, volumes, levels and heights have not been taken and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers, agents and solicitors should have and been made and no guarantee can be given regarding the accuracy of the plan.



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
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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