



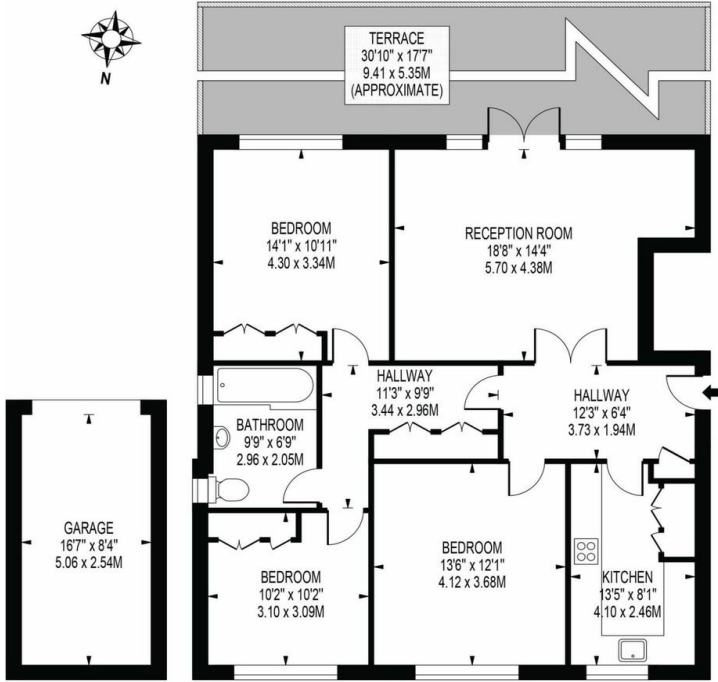
18 Kings Court, Beddington Gardens, Wallington, Surrey, SM6 0HR | £450,000

Not to be missed, this simply stunning penthouse apartment with a private 30ft roof terrace is situated a 'stones throw' from Wallington station and town centre offers a modern interior which is comprised of a large 'L' shape lounge/diner with patio doors leading out to the roof terrace. There's a modern fitted kitchen, three double bedrooms and a stylish bathroom. Other benefits include a long lease and garage. Viewing highly recommended.

KINGS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1025 SQ FT - 95.18 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 138 SQ FT - 12.85 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

LIFT TO THE TOP FLOOR

ENTRANCE HALL 24' 0" x 6' 4" (7.32m x 1.93m)

LOUNGE/DINER 18' 8" x 14' 4" (5.69m x 4.37m)

KITCHEN 13' 5" x 8' 1" (4.09m x 2.46m)

BEDROOM 1 14' 1" x 10' 11" (4.29m x 3.33m)

BEDROOM 2 13' 6" x 12' 1" (4.11m x 3.68m)

BEDROOM 3 10' 2" x 10' 2" (3.1m x 3.1m)

BATHROOM

GARAGE

COMMUNAL GARDEN

CLOSE TO TOWN CENTRE AND STATION



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

WALLINGTON

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