



PAUL GRAHAM

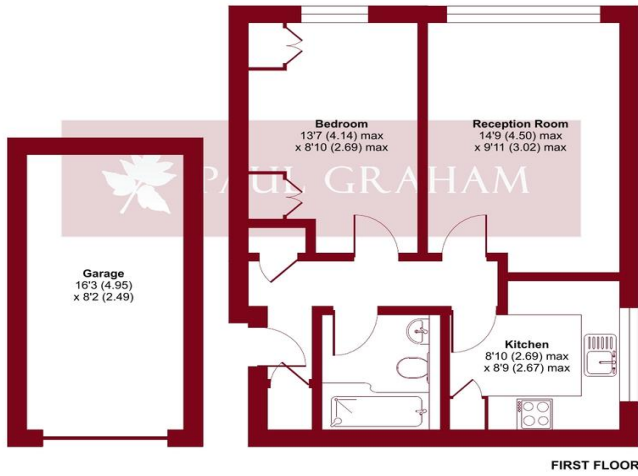


Flat 5, 25 Brambledown Road, South Wallington, Surrey, SM6 0TH | **£225,000 Leasehold**

Paul Graham are delighted to offer this spacious first floor apartment. The property which boasts a contemporary interior benefits from a lease of over 900 years and a garage en bloc. The accommodation comprises a 14'9 lounge/diner and a double bedroom with floor to ceiling wardrobes. The fitted kitchen offers a range of cabinets and built in appliances. There is a modern bathroom suite and access in the loft. Viewing advised.

Brambledown Road, Wallington, SM6

Approximate Area = 459 sq ft / 42.6 sq m
Garage = 133 sq ft / 12.4 sq m
Total = 592 sq ft / 55 sq m
For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richbecom 2024. Produced for Paul Graham. REF: 1182971

COMMUNAL ENTRANCE

STAIRS TO FIRST FLOOR

ENTRANCE HALL

LOUNGE/DINER 14' 9" x 10' (4.5m x 3.05m)

KITCHEN 8' 11" x 8' 10" (2.72m x 2.69m)

BEDROOM 13' 8" x 8' 10" (4.17m x 2.69m)

BATHROOM

LOFT ACCESS

GARAGE EN BLOC

LONG LEASE OVER 900 YEARS



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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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