



**TO LET**



**£1,650 Monthly**

**2-bedroom Flat  
Manor Road, Wallington, SM6**

Crown Real Estate are proud to present this newly decorated and spacious first floor flat, 2 double bedrooms with two en-suite bathrooms with under floor heating system in a private residential area in Wallington with communal garden. The property benefits from spacious open plan modern kitchen with gas cooker, electric oven, fridge, freezer and washing machine. The modern kitchen has been newly refurbished with laminated flooring, telephone entry system, gas central heating and double-glazed windows. This property is opposite Wallington BR Station and only one minute walk to High Street, Sainsbury's, Iceland, grammar schools and all local amenities.

**Unfurnished**

**AVAILABLE NOW!**

- 2 Double Bedrooms
- En-Suite Bathroom
- En-Suite Wet Room
- Open Plan Modern Kitchen
- Spacious Lounge
- Newly Decorated
- Laminated Flooring
- Intercom
- Gas Central Heating
- Double Glazed
- Communal Garden
- Opposite Wallington Station



# EPC

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	84	86		84	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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