

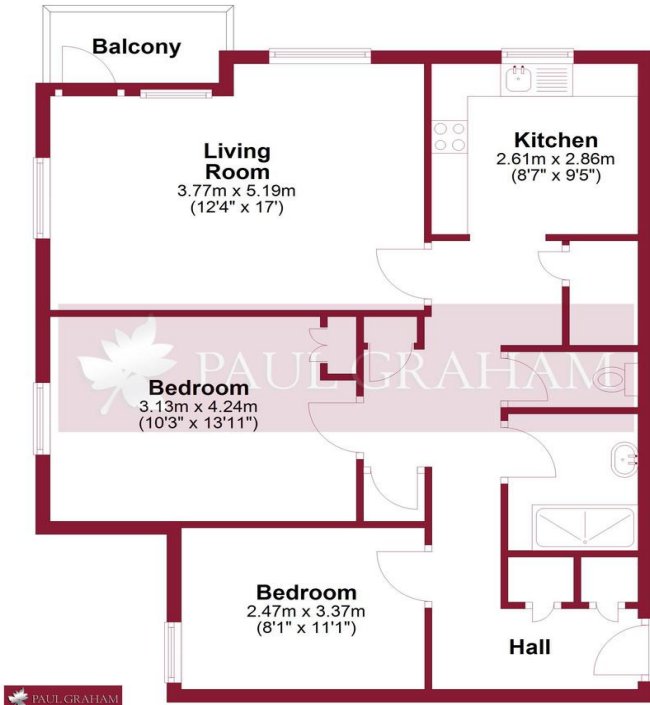


Flat 28, Hendfield Court, Beddington Gardens, Wallington, Surrey, SM6 0JQ | **£290,000**

This spacious two double bedroom apartment is situated in a popular block which is located a 'stones throw' from Wallington town centre and station. The 3rd floor apartment boasts a good size lounge which has a balcony with views to the London skyline. The property also benefits from a fitted kitchen, shower room, garage en bloc and long lease.

Third Floor

Approx. 82.6 sq. metres (888.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

COMMUNAL ENTRANCE

LIFT TO 3RD FLOOR

ENTRANCE HALL

LOUNGE/DINER 17' 3" x 12' 8" (5.26m x 3.86m)

KITCHEN 9' 5" x 8' 8" (2.87m x 2.64m)

BEDROOM 1 14' x 10' 3" (4.27m x 3.12m)

BEDROOM 2 12' x 8' (3.66m x 2.44m)

SHOWER ROOM

BALCONY WITH FAR REACHING VIEWS

GARAGE EN BLOC

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		
55-68	D		57 D
39-54	E	49 E	
21-38	F		
1-20	G		

WALLINGTON

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