



PAUL GRAHAM



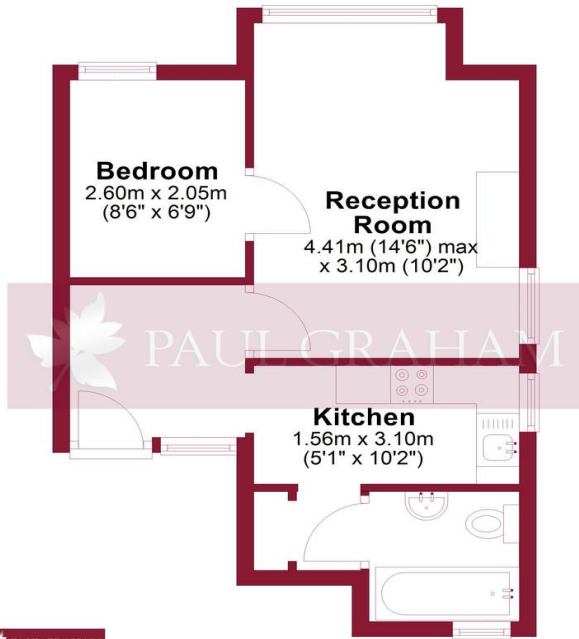
**Flat 4, 17 Morton Gardens, Wallington, Surrey, SM6 8EU | £170,000 Leasehold**

Offered with no chain, this first floor conversion apartment would benefit from updating but is well positioned within easy reach of Wallington town centre and station and would make an ideal first time buy or buy to let. The accommodation comprises a 14'4 lounge, separate kitchen, bedroom and bathroom. The lease will be extended upon completion to over 150 years.



## Top Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



## COMMUNAL ENTRANCE HALL

## STAIRS TO THE FIRST FLOOR

## ENTRANCE HALL

**LOUNGE** 14' 4" x 10' (4.37m x 3.05m)

**KITCHEN** 10' 7" x 5' 2" (3.23m x 1.57m)

**BEDROOM** 8' 6" x 6' 7" (2.59m x 2.01m)

**BATHROOM** 5' 8" x 5' 6" (1.73m x 1.68m)

## UPDATING REQUIRED

## NO CHAIN

Total area: approx. 33.0 sq. metres (355.0 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.



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             |         | 63 D      |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk