



Flat 86 Chambray House, London Road, Hackbridge, Surrey, SM6 7FL | **Guide Price £375,000 Leasehold**

Located in a popular development in the heart of Hackbridge this modern two double bedroom apartment is offered for sale with no chain. Making an ideal first time home, this spacious apartment has an open plan lounge/kitchen/dining area which is ideal for entertaining. Other features included two bath/shower rooms, a private balcony and allocated gated underground parking.

COMMUNAL ENTRANCE HALL

LIFT FROM BASEMENT LEVEL TO FIFTH FLOOR

COMMUNAL COURTYARD

ENTRANCE HALL

LOUNGE/DINER/KITCHEN 20' 2" x 15' 3" (6.16m x 4.65m)

BEDROOM 1 15' 7" x 8' 11" (4.75m x 2.72m)

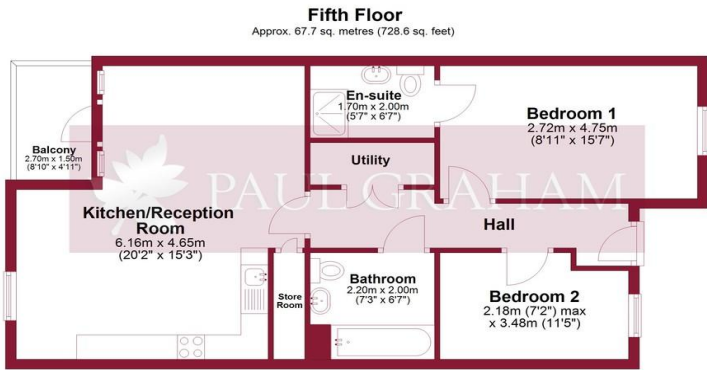
EN SUITE SHOWER ROOM 6' 6" x 5' 6" (2.0m x 1.7m)

BEDROOM 2 11' 5" x 7' 2" (3.48m x 2.18m)

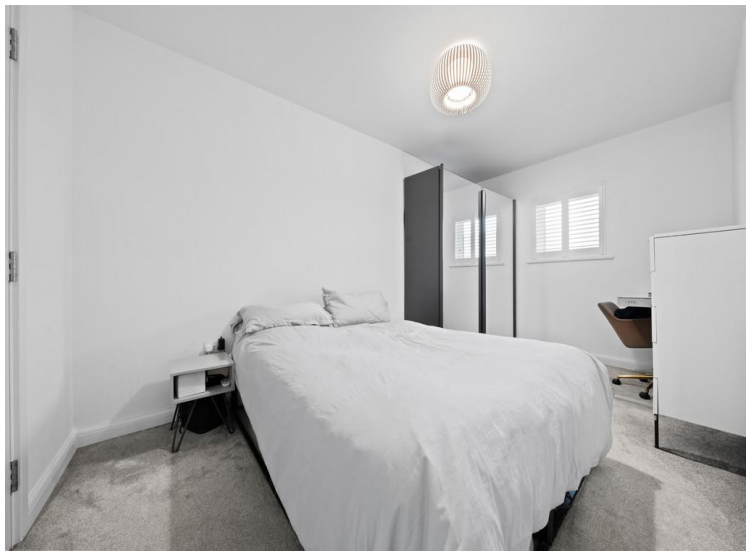
BATHROOM 7' 2" x 6' 6" (2.2m x 2.0m)

ALLOCATED UNDERGROUND PARKING

BALCONY 7' 2" x 6' 6" (2.2m x 2.0m)



Total area: approx. 67.7 sq. metres (728.6 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.



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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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