

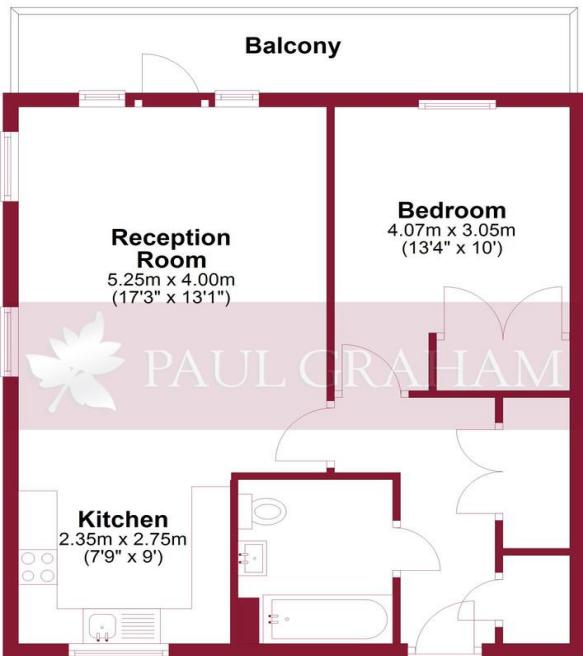


82 Chambray House, 188 London Road, Hackbridge, Surrey, SM6 7FL | £315,000

* Not to be missed* This stunning larger than average apartment situated in the popular New Mill Quarter development, which is a 'stones throw' from Hackbridge station with services to London and shops including Sainsbury's and Lidl.

Fifth Floor

Main area: approx. 55.1 sq. metres (592.7 sq. feet)
Plus balconies, approx. 8.8 sq. metres (94.4 sq. feet)



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



LIFT TO 5TH FLOOR

ENTRANCE HALL

UTILITY/STORAGE CUPBOARD

LOUNGE/DINER 17' 7" x 13' 1" (5.36m x 3.99m)

KITCHEN 9' x 7' 9" (2.74m x 2.36m)

BEDROOM 13' 4" x 10' (4.06m x 3.05m)

BATHROOM

PRIVATE BALCONY

ALLOCATED PARKING

SECURE UNDERGROUND PARKING

LONG LEASE



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

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