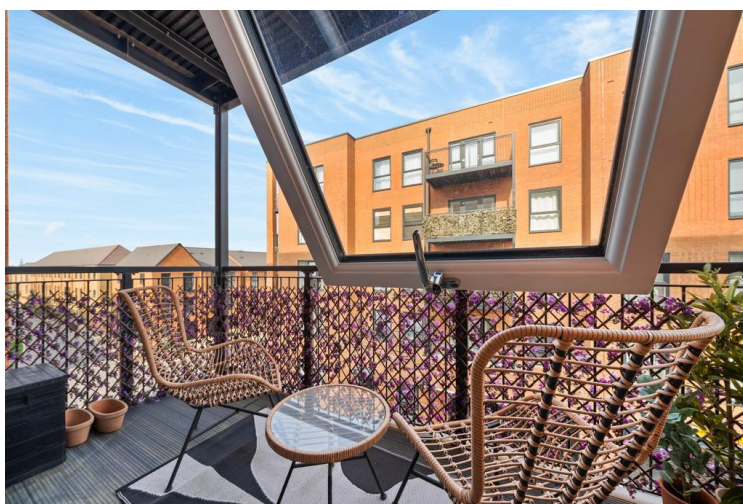




PAUL GRAHAM



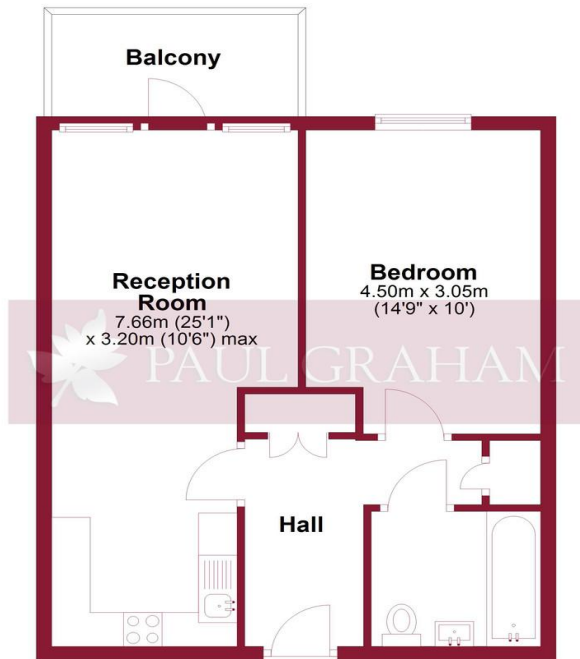
Flat 18 Batik Court, 1 Rayon Close, Hackbridge, Surrey, SM6 7FY | **£288,120 Leasehold**

MARKETED BY PAUL GRAHAM. This stunning one double bedroom apartment located on the popular New Mill Quarter which is a 'stones throw' from Hackbridge station and local shopping including Lidl and Sainsbury's local. The well presented 2nd floor apartment has a good size lounge/diner with doors leading onto a private balcony. The modern open plan kitchen has integrated appliances and there is a double bedroom and a spacious bathroom.



## Second Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



Total area: approx. 48.1 sq. metres (518.0 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.



## COMMUNAL ENTRANCE HALL

## LIFT TO 2ND FLOOR

## 2ND FLOOR

## ENTRANCE HALL

LOUNGE/DINER 25' 1" x 10' 6" (7.65m x 3.2m)

## PRIVATE BALCONY

## KITCHEN

BEDROOM 14' 9" x 10' (4.5m x 3.05m)

## BATHROOM

## CLOSE TO STATION

## 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	85 B	85 B
69-80	C		
55-68	D		
39-54	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  
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Carshalton  
Surrey SM5 3AG

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