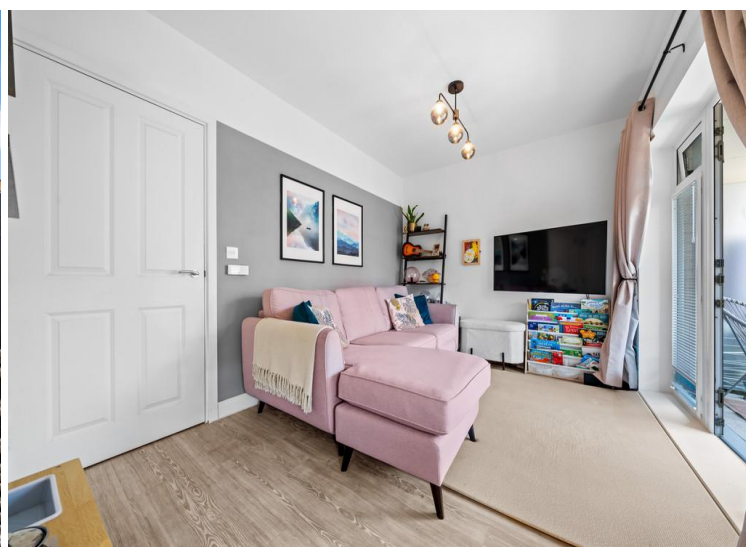
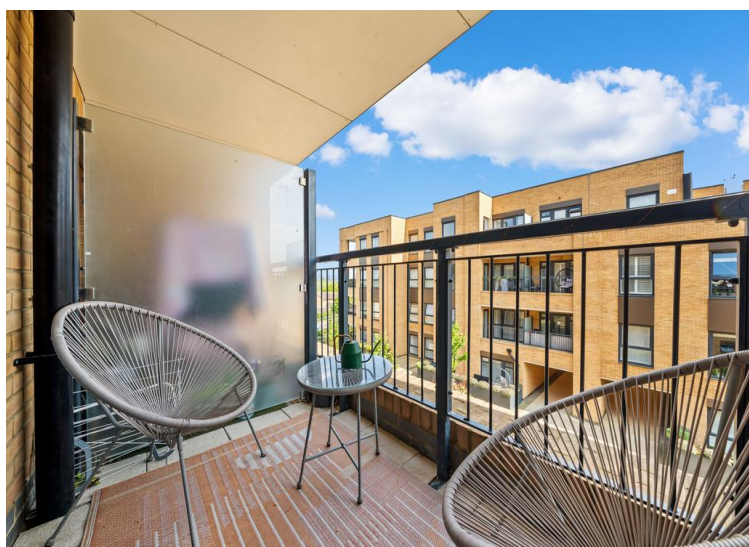




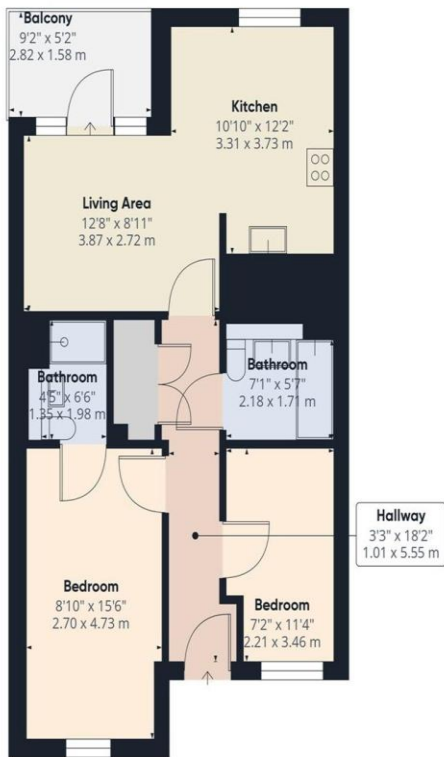
PAUL GRAHAM



**Flat 43 Chambray House, London Road, Hackbridge, Surrey, SM6 7FL | £335,000 Leasehold**

Paul Graham are delighted to offer this well presented apartment situated in the popular New Mill Quarter. The property which has a modern open plan interior benefits from a lounge with doors leading out to a private balcony and a fitted kitchen/diner with large storage cupboard and a separate utility area. There are two double bedrooms, one boasts an en-suite and main bathroom. Other benefits included allocated underground parking and long lease.





**COMMUNAL ENTRANCE HALL**

**LIFT TO FOURTH FLOOR**

**ENTRANCE HALL**

**LOUNGE** 12' 8" x 8' 11" (3.86m x 2.72m)

**KITCHEN/DINER** 12' 2" x 10' 10" (3.71m x 3.3m)

**BEDROOM 1** 15' 6" x 8' 10" (4.72m x 2.69m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2** 11' 4" x 7' 2" (3.45m x 2.18m)

**BATHROOM**

**UTILITY CUPBOARD**

**UNDERGROUND PARKING**

**CLOSE TO STATION AND SHOPS**



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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Email. wallington@paulgraham.co.uk

## CARSHALTON

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