

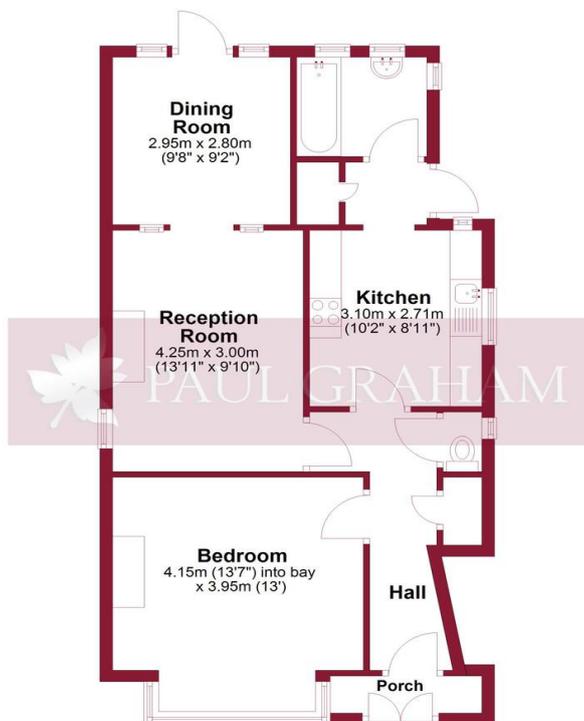


## 100 Park Lane, Wallington, Surrey, SM6 0TL | **£305,000 Leasehold**

Paul Graham are delighted to offer a rare opportunity to acquire this spacious ground floor maisonette in a prime location close to excellent local shops, cafés, parks and transport links. Offered with allocated parking and private garden, the property also offers potential to extend and or re-configure (subject to planning). No chain.

## Ground Floor

Approx. 61.3 sq. metres (660.3 sq. feet)



Total area: approx. 61.3 sq. metres (660.3 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.

## ENTRANCE PORCH

## ENTRANCE HALL

**LOUNGE** 13' 11" x 9' 10" (4.24m x 3m)

**DINING ROOM** 9' 8" x 9' 2" (2.95m x 2.79m)

**KITCHEN** 10' 2" x 8' 11" (3.1m x 2.72m)

**DOUBLE BEDROOM** 13' 7" x 13' 3" (4.14m x 4.04m)

## BATHROOM

## DRIVEWAY PARKING

## PRIVATE GARDEN

## FREEHOLD

## CLOSE TO WALLINGTON AND CARSHALTON SHOPS AND AMENITIES

## NO CHAIN



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		76 C
55-68	D	61 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  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk