

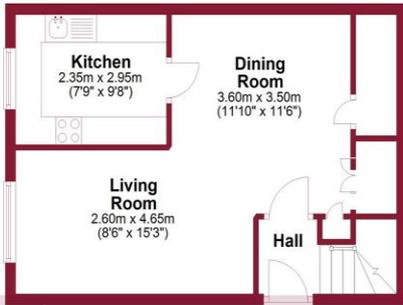


Flat E, 95 Marchmont Road, Wallington, Surrey, SM6 9NT | **Guide Price £308,500 Leasehold**

This spacious two bedroom duplex apartment is ideally located within easy reach of Wallington town centre and a selection of highly regarded schools, making it an excellent choice for families, first time buyers and investment buyers. Boasting a long lease and garage, an early viewing is highly recommended.

Second Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Third Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.8 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

ENTRANCE HALL

LIVING ROOM 15' 3" x 8' 6" (4.65m x 2.59m)

DINING ROOM 11' 10" x 11' 6" (3.61m x 3.51m)

KITCHEN 9' 8" x 7' 9" (2.95m x 2.36m)

STAIRS TO THE TOP FLOOR

BEDROOM 1 18' 8" x 7' 9" (5.69m x 2.36m)

BEDROOM 2 15' 9" x 8' 6" (4.8m x 2.59m)

BATHROOM

SEPARATE WC

GAS CENTRAL HEATING

LONG LEASE

GARAGE EN BLOC



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 | 77 C | 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
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk