



barnard marcus

**Chambray House London Road, Wallington SM6 7FL**

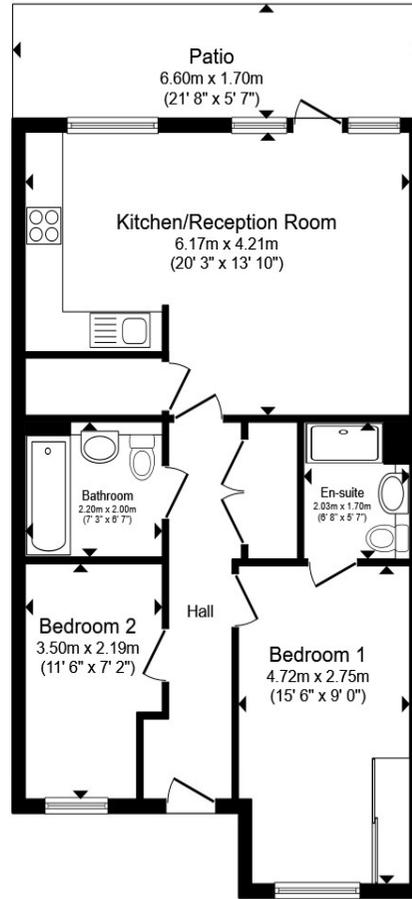


**welcome to**

## **Chambray House London Road, Wallington**

A beautifully presented two-bedroom podium level apartment situated within the sought-after Chambray House, ideally located on London Road, Wallington. This spacious and well-maintained home offers a bright and contemporary living environment throughout. The generous lounge benefits from air conditioning, providing year-round comfort, and offers ample space for both relaxation and dining. The modern kitchen is well-appointed, complementing the overall excellent condition of the property. The property features two well-proportioned bedrooms, including a superb main bedroom with the added luxury of a private en-suite shower room. A stylish family bathroom serves the second bedroom and guests. Additional benefits include a secure entry phone system, underground allocated parking, and well-kept communal areas, offering both convenience and peace of mind. Perfectly positioned for commuters, the apartment is within easy reach of Hackbridge railway station, providing direct links into Central London and surrounding areas. Local shops, amenities, and green open spaces are also close by. An ideal purchase for first-time buyers, downsizers, or investors alike - early viewing is highly recommended.





## Ground Floor

Total floor area 64.3 m<sup>2</sup> (692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Chambray House London Road, Wallington

- TWO BEDROOM APARTMENT
- ENSUITE TO MAIN BEDROOM
- AIR CONDITIONING IN LOUNGE
- GREAT CONDITION THROUGHOUT
- SECURE ENTRY SYSTEM AND LIFT ACCESS

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £375,000



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Property Ref:  
WLG106494 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the  
postcode not the actual property



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