



## 1 Oak Walk, Hackbridge, Surrey, SM6 7DE - £230,000 Leasehold

Located on the top floor of a sustainable residential building within the renowned BedZED development, this property offers bright, triple aspect open-plan living with inclusive low energy costs. It has access to its own private garden and is within easy reach to Hackbridge station (for London Victoria, Clapham Junction etc.). It is also close to the local amenities including a Lidl, Sainsbury's and the Hackbridge Medical Centre.

### First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)



Total area: approx. 49.4 sq. metres (531.8 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.



## EXTERNAL STAIRS TO THE FRONT DOOR

**LIVING/KITCHEN AREA 21' 4" x 9' 10"**  
(6.5m x 3m)

**BEDROOM AREA 11' 2" x 8' 6"** (3.4m x 2.59m)

**CONSERVATORY 21' 4" x 4' 11"** (6.5m x 1.5m)

**SHOWER ROOM**

**PRIVATE GARDEN**

**RESIDENTS PARKING**



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		70 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### WALLINGTON

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