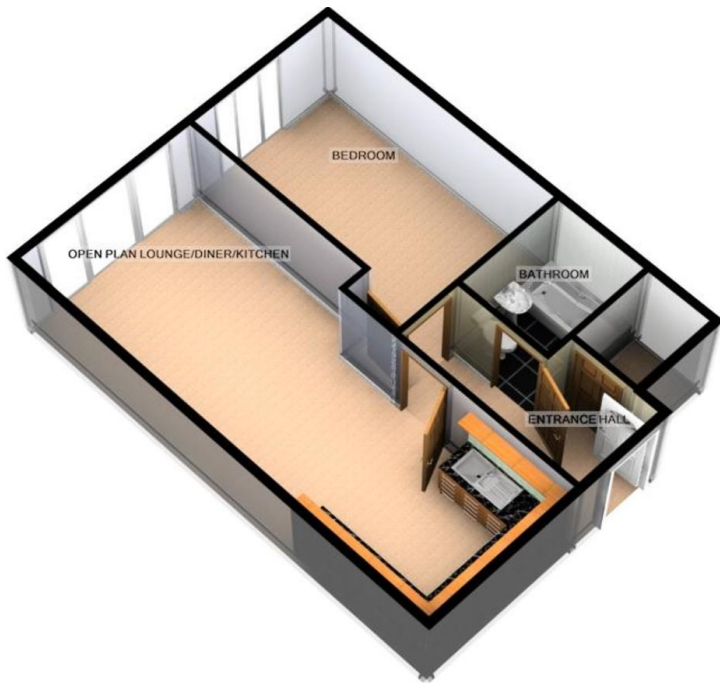




13 Saxon House, 170 London Road, Wallington, Surrey, SM6 7AN | £230,000 Leasehold

Located a stones throw from Hackbridge station this property is ideal for first time buyers or commuters. The property which is situated on the 2nd floor benefits from an open plan lounge/diner leading into the fitted kitchen, a double bedroom and modern bathroom. Benefits include a long lease and gas central heating.



TOTAL APPROX. FLOOR AREA 550 SQ.FT. (51.1 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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COMMUNAL ENTRANCE HALL

LIFT TO 2ND FLOOR

ENTRANCE HALL

LOUNGE/DINER 18' 2" x 11' 2" (5.54m x 3.4m)

KITCHEN 9' 8" x 8' 11" (2.95m x 2.72m)

BEDROOM 11' 5" x 9' 1" (4.75m x 2.77m)

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

COMMUNAL ROOF TERRACE (will be developed by management company after building works)

CLOSE TO HACKBRIDGE STATION AND SHOPS

LONG LEASE



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

WALLINGTON

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