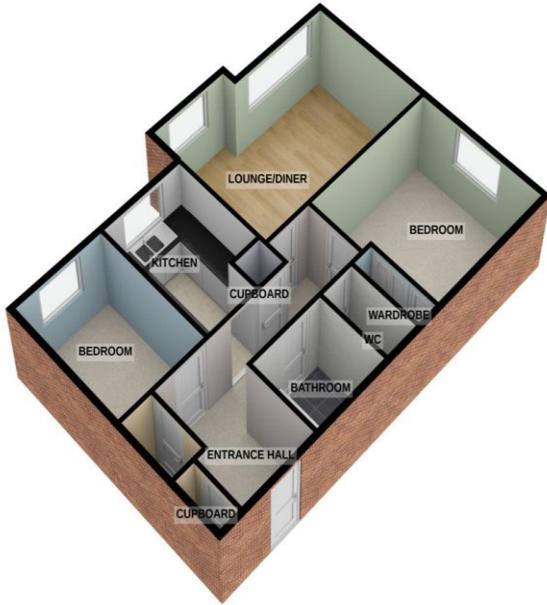


5 Willow Court , Willow Road, Wallington, Surrey, SM6 0PF | **£290,000**

Located within easy reach of Wallington high street and station which provides access to London Bridge. We are pleased to offer a beautifully presented spacious 2 Bedroom ground floor purpose built flat with no ongoing chain and long lease. This property which has much to offer and would be a great first time buy or investment purchase has been updated by the current owners benefits from a spacious lounge/diner, refitted kitchen with integrated appliances and two double bedrooms. Others benefits include a modern bathroom with separate Wc and garage.

GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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

**LOUNGE/DINER** 16' 3" x 11' 10" (4.95m x 3.61m)

**KITCHEN** 10' 7" x 7' 4" (3.23m x 2.24m)

**BEDROOM 1** 12' 1" x 11' 4" (3.68m x 3.45m)

**BEDROOM 2** 10' 8" x 7' 11" (3.25m x 2.41m)

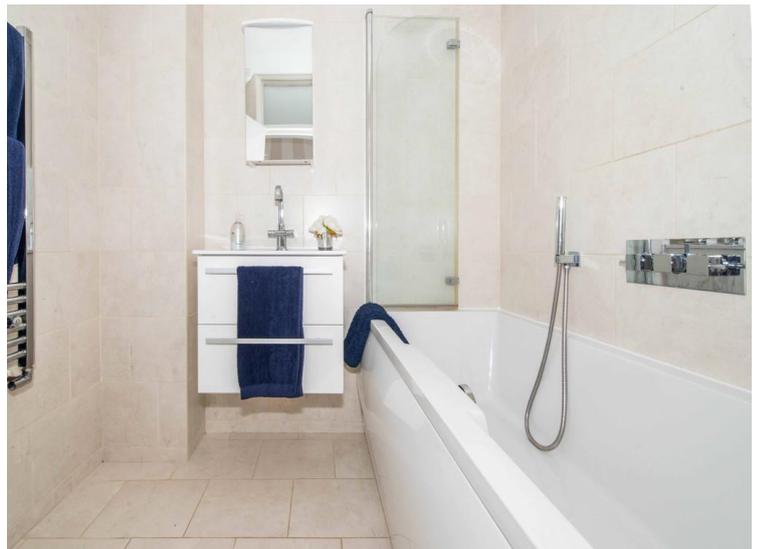
**BATHROOM**

**SEPARATE WC**

**PRIVATE BALCONY**

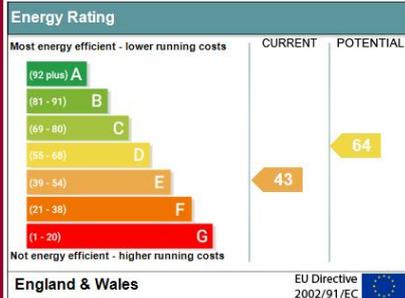
**GARAGE**

**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.

Address: 5 WILLOW COURT, WILLOW ROAD, WALLINGTON, WALLINGTON  
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## WALLINGTON

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