

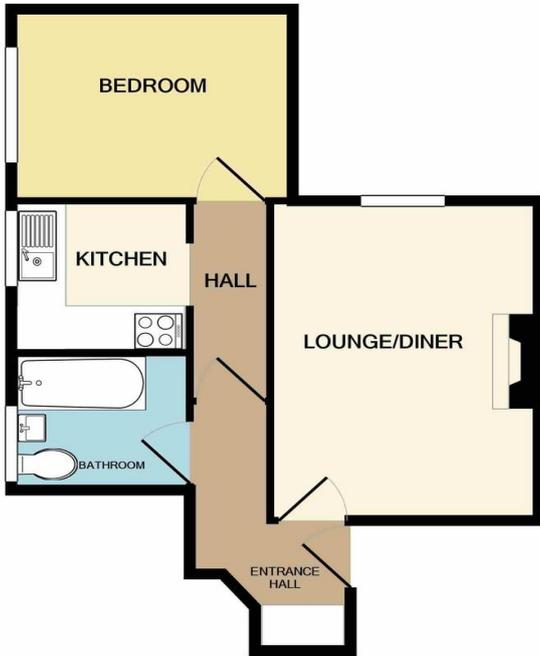


PAUL GRAHAM



Flat 4, 1 Elgin Road, Wallington, Surrey, SM6 8RE | **£240,000**

Located close to the high street this one bedroom first floor conversion apartment would make an ideal first time buy or investment property. The property benefits from allocated parking, gas central heating and a long lease. The accommodation comprises a 14,6 lounge/diner, separate kitchen, double bedroom and modern bathroom. Wallington station is within easy reach and provides links to London Bridge and London Victoria.



COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER 14' 6" x 10' 11" (4.42m x 3.33m)

KITCHEN 6' 11" x 6' 10" (2.11m x 2.08m)

DOUBLE BEDROOM 11' 6" x 8' 8" (3.51m x 2.64m)

BATHROOM

ALLOCATED PARKING SPACE

LONG LEASE

CLOSE TO THE STATION

TOTAL APPROX. FLOOR AREA 432 SQ.FT. (40.2 SQ.M.)

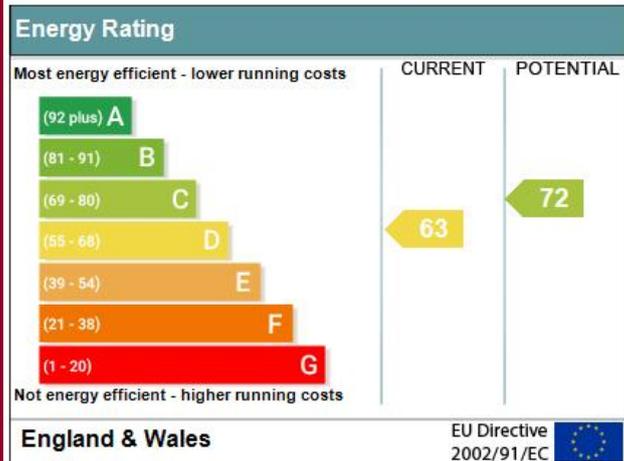
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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