

SHIRLEY ROAD, WALLINGTON, SM6
£325,000 LEASEHOLD

**AN EXTREMELY SPACIOUS FIRST FLOOR APARTMENT
FEATURING TWO DOUBLE BEDROOMS, A LARGE
LIVING/DINING ROOM AND A PRIVATE BALCONY**

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AT A GLANCE

- 2 Double Bedrooms
- Large Entrance Hall with Storage
- Spacious Living/Dining Room
- Balcony Overlooking the Shared Gardens
- Modern Fitted Kitchen
- Bathroom
- Garage On Bloc
- Close to Wallington Town Centre
- EPC Rating D
- Council Tax Band C

DESCRIPTION

Benefitting from a share of the freehold, this extremely spacious first floor apartment features two double bedrooms, a balcony overlooking the shared gardens, resident's parking and a larger than usual garage on bloc.

The property is located close to Wallington town centre, with its variety of amenities including shops, restaurants and transport links including bus routes to surrounding areas and Wallington train station which provides fast and frequent services into Central London.

Education in the area is highly regarded and includes grammar schools, in particular Wallington High School for Girls which is within walking distance.

The accommodation is set over approx. 771 sq. ft and the décor is light and airy throughout. The property comprises a huge entrance hall with storage cupboard, a modern fitted kitchen, a 24'4 x 12'3 living room with plenty of space for dining table and chairs, two double bedrooms and a family bathroom.

Other benefits include, a private balcony overlooking the well-maintained shared gardens, a garage on bloc, resident's parking and an entry phone system.

No onward chain.



ACCOMMODATION

Entrance Hall

Living Room - 24'4" x 12'3" max (7.42m x 3.73m max)

Balcony

Kitchen - 11'11" x 6'10" max (3.63m x 2.08m max)

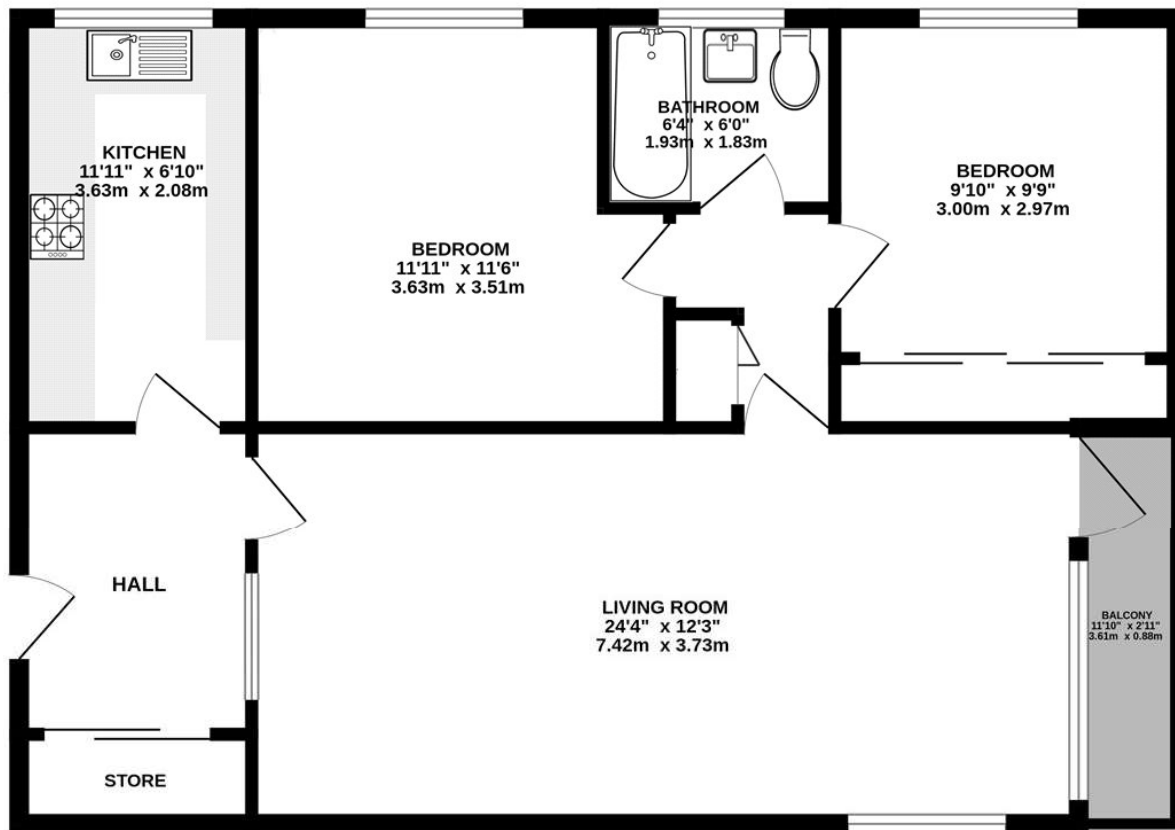
Bedroom - 11'11" x 11'6" max (3.63m x 3.5m max)

Bedroom - 9'10" x 9'9" max (3m x 2.97m max)

Bathroom - 6'4" x 6' max (1.93m x 1.83m max)

Garage plus Extra Storage Area





FIRST FLOOR FLAT

Shirley Heights, Shirley Road, Wallington SM6 9QD

INTERNAL FLOOR AREA (APPROX.) 771 sq ft/ 71.6 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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