

Flat 2, Croydon Road, Wallington, SM6

Asking Price: £400,000

Share of Freehold 974 Years

Council Tax Band: C / EPC Rating: D



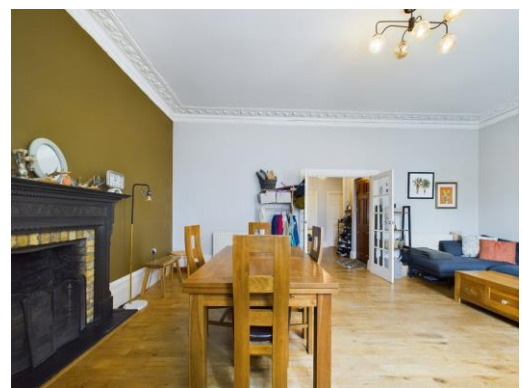


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A stunning three bedroom apartment offering spacious accommodation with plenty of period features and character. The living space includes a 21'2" x 15'5" living / dining room with high ceilings, ornate coving and cast iron fireplace, together with a fitted kitchen, part tiled bathroom, two double bedrooms and a third small double/large single bedroom which would also make an ideal home office. The property benefits from beautifully maintained communal areas, communal gardens and residents parking, and is being sold with a share of freehold, long lease and no onward chain.

Located in Wallington, within easy reach of local shops and amenities. There is a choice of three stations within less than 1 mile radius, Wallington, Hackbridge and Carshalton, all providing direct links to central London. The nearest bus stop is virtually on the doorstep. The area is renowned for its excellent schooling, and the property is well placed for a number of primary, secondary and grammar schools including Beddington Infants and Wallington County Grammar School. Share of Freehold 974 years, service charge £110.40 pa.



Communal Entrance

Part glazed front door, carpeted, stairs to upper floors.

Hallway

Security entry system, wood flooring.

Living/Dining Room

21'2" x 15'5" (6.45m x 4.7m)

Two double glazed windows to the front aspect, coved ceiling, cast iron feature fireplace, wood flooring.

Kitchen

7'1" x 15'9" (2.16m x 4.8m)

Two double glazed windows to the side aspect, range of wall and base units with contrasting worktops, integrated oven and electric hob, extractor hood, integrated dishwasher, space for washing machine and fridge freezer, wood flooring.

Bedroom One



13'8" x 9'10" (4.17m x 3m)

Double glazed window to the rear aspect, coved ceiling, wood flooring.

Bedroom Two

12'8" x 7'9" (3.86m x 2.36m)

Double glazed window to the rear aspect, coved ceiling, wood flooring.

Bedroom Three

9'7" x 8'3" (2.92m x 2.51m)

Double glazed window to the rear aspect, wood flooring.

Bathroom





4'2" x 9'1" (1.27m x 2.77m)

Obscure double glazed window to side aspect, part tiled, WC, hand basin vanity unit, shower above panel enclosed bath, extractor fan.

Outside

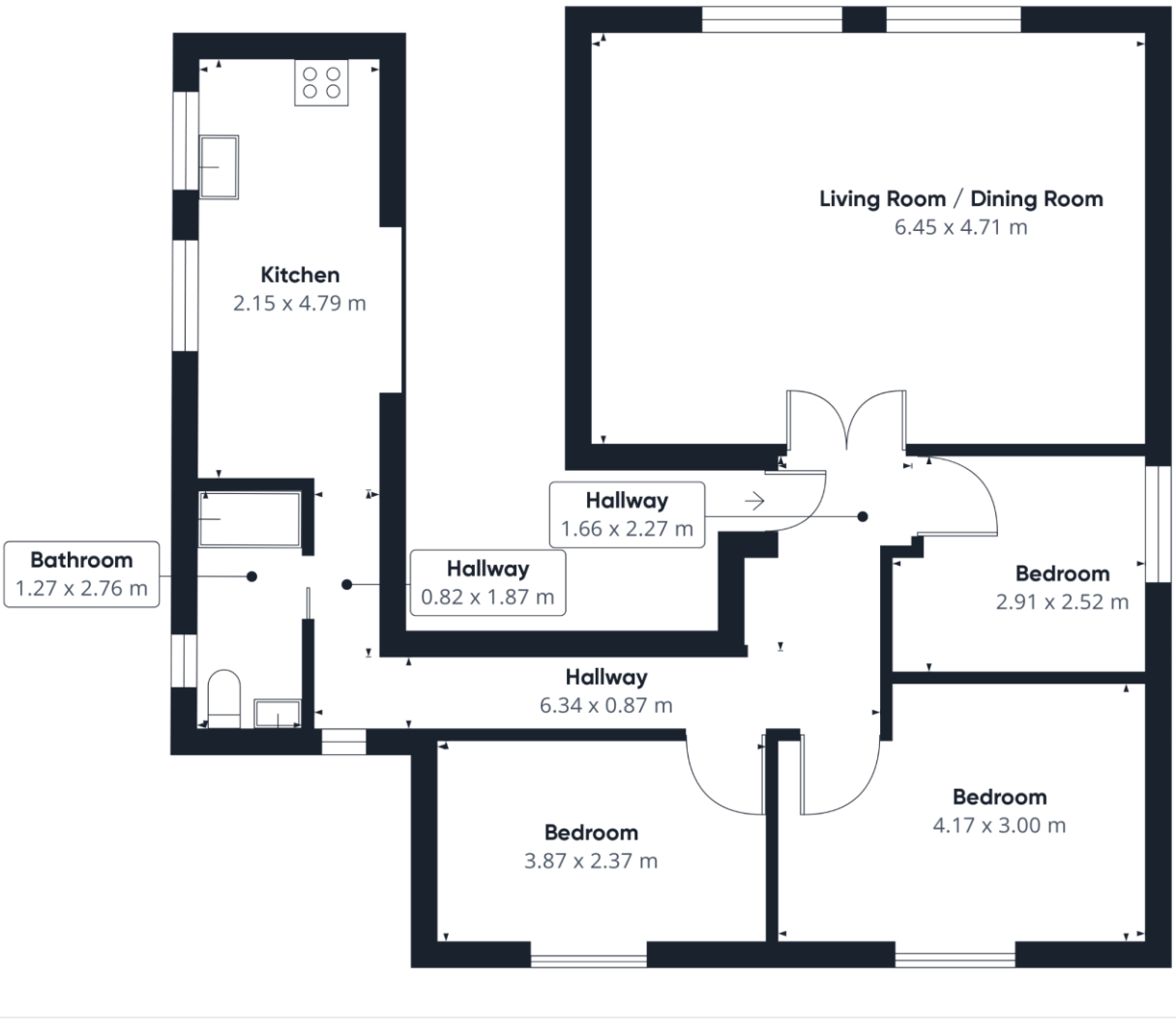
Residential parking, communal gardens, steps to canopied communal entrance door.





- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...



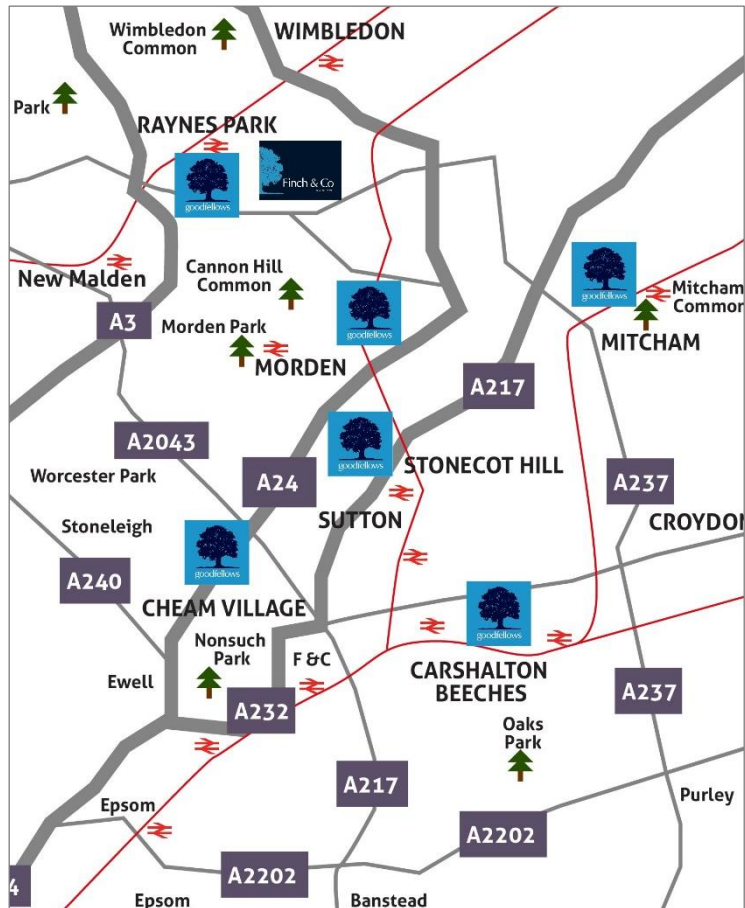
Approximate total area⁽¹⁾
84.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Goodfellows Branch Network



Local Authority

London Borough of Sutton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

Goodfellows - Carshalton Beeches

3 Beeches Avenue, Carshalton, Surrey, SM5 3LB

T: 0208 7732424

carshaltonbeeches@goodfellows.co.uk

www.goodfellows.co.uk



For full EPC please contact the branch