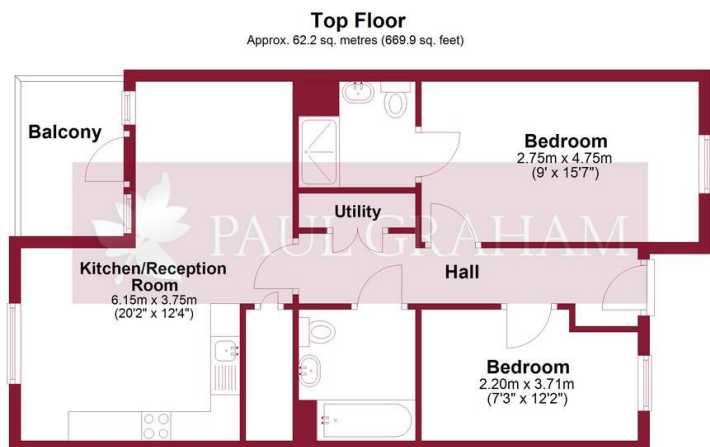32 Chambray House, 188 London Road, Wallington, Surrey, SM6 7FL | **Guide Price £365,000 Leasehold**

Paul Graham are pleased to market this modern 2 bedroom 2 bathroom purpose built flat built in 2021, Features include a modern kitchen open plan to the living room with access to a balcony, modern bathroom and en-suite to the master bedroom. The property also has a allocated parking and bike storage in a secure underground car park, Situated across the road from Hackbridge train station in the New Mill Quarter development which offers several amenities such as a Lidl, doctors and a pharmacy, there is even a pizza van and a coffee van on set days. Viewing is highly recommended on this no chain property.

Top Floor
Approx. 62.2 sq. metres (669.9 sq. feet)

Balcony

Bedroom
2.75m x 4.75m
(9' x 15'7")

Utility

Kitchen/Reception Room
6.15m x 3.75m
(20'2" x 12'4")

Hall

Bedroom
2.20m x 3.71m
(7'3" x 12'2")

PAUL GRAHAM

COMMUNAL ENTRANCE

COMMUNAL COURTYARD

ENTRANCE HALL

BEDROOM 1 15' 6" x 9' 0" (4.72m x 2.74m)

EN SUITE SHOWER ROOM 6' 6" x 5' 6" (1.98m x 1.68m)

BEDROOM 2 11' 5" x 7' 3" (3.48m x 2.21m)

BATHROOM 7' 2" x 6' 6" (2.18m x 1.98m)

RECEPTION ROOM 12' 7" x 9' 0" (3.84m x 2.74m)

OPEN PLAN KITCHEN 12' 4" x 10' 10" (3.76m x 3.3m)

BALCONY

SECURE UNDERGROUND PARKING

ALLOCATED PARKING

BIKE STORAGE

NO CHAIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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