

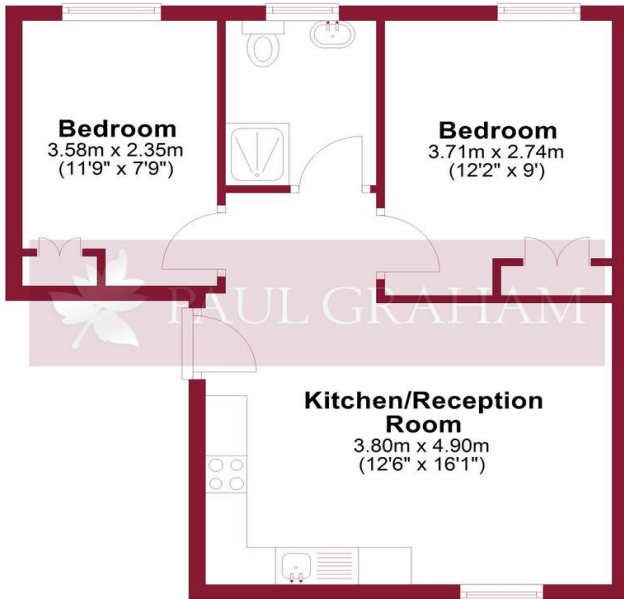


## Flat 7, 20-22 Belmont Road, Wallington, Surrey, SM6 8TB | **£325,000 Leasehold**

This two bedroom apartment is situated in an attractive period property which was converted 2017. The property is located within easy reach of Wallington town centre which offers an array of shops, amenities and mainline station which provides links into London. The top floor apartment has been finished to a high specification and boasts an open plan living area. The fitted kitchen has been upgraded by the current owners to include integrated appliances. There are two good size bedrooms with built in wardrobes and a stylish shower room. Other benefits include a long lease and gas central heating.

## Second Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 45.2 sq. metres (486.5 sq. feet)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

## COMMUNAL ENTRANCE HALL

## STAIRS TO THE THIRD FLOOR

## ENTRANCE HALL

**KITCHEN/RECEPTION ROOM** 16' 1" x 12' 6"  
(4.9m x 3.81m)

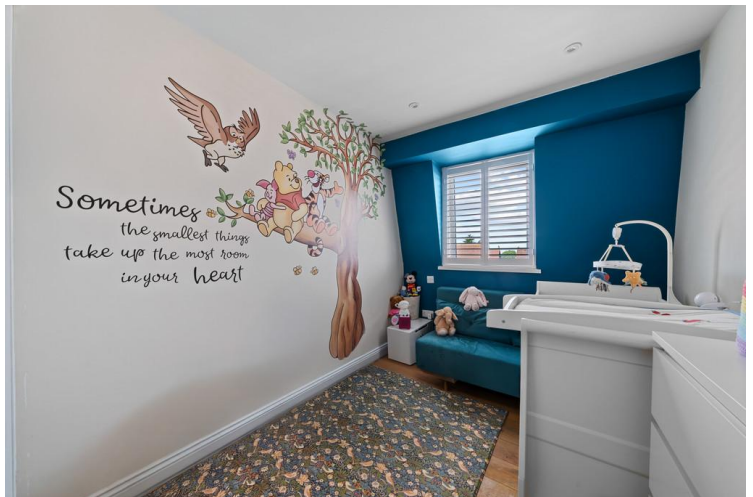
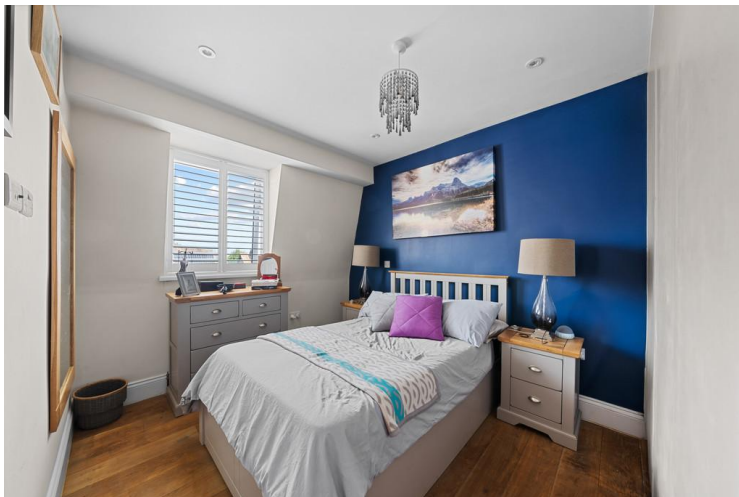
## KITCHEN

**BEDROOM 1** 12' 2" x 9' 0" (3.71m x 2.74m)

**BEDROOM 2** 11' 9" x 7' 9" (3.58m x 2.36m)

## SHOWER ROOM

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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