

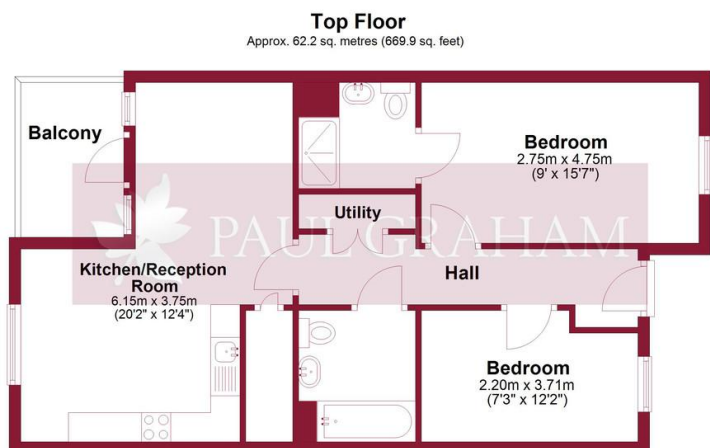


PAUL GRAHAM



71 Pointelle House, 190 London Road, Hackbridge, SM6 7FW | **Guide Price £365,000 Leasehold**

Paul Graham are pleased to market this modern 2 bedroom 2 bathroom purpose built top floor flat (5th floor) built in 2021, Features include a modern kitchen open plan to the living room with access to a open balcony which has roof top views of the surrounding buildings, 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.



COMMUNAL ENTRANCE

COMMUNAL COURTYARD

ENTRANCE HALL

BEDROOM 1 15' 6" x 9' (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' (3.84m x 2.74m)

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

BALCONY

SECURE UNDERGROUND PARKING

ALLOCATED PARKING

BIKE STORAGE



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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