

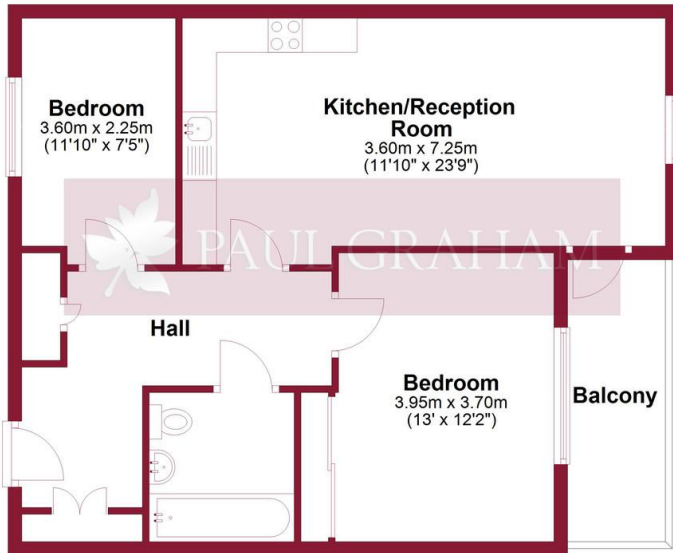


Flat 14 Chambray House, 188 London Road, Hackbridge, Surrey, SM6 7FL | **Guide Price £340,000 Leasehold**

Paul Graham are pleased to market this stunning 2 bedroom purpose built flat built in 2020. Positioned on the 2nd floor with access via the communal courtyard and has a balcony at the rear of the property overlooking the residents park. The property also has 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.

Ground Floor

Approx. 65.0 sq. metres (699.5 sq. feet)
(excluding Balcony)



Total area: approx. 65.0 sq. metres (699.5 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

COMMUNAL COURTYARD

ENTRANCE HALL

RECEPTION ROOM/KITCHEN 23' 8" x 11' 2" (7.21m x 3.4m)

BEDROOM 1 12' x 10' 3" (3.66m x 3.12m)

BEDROOM 2 11' 10" x 7' 4" (3.61m x 2.24m)

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

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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk