

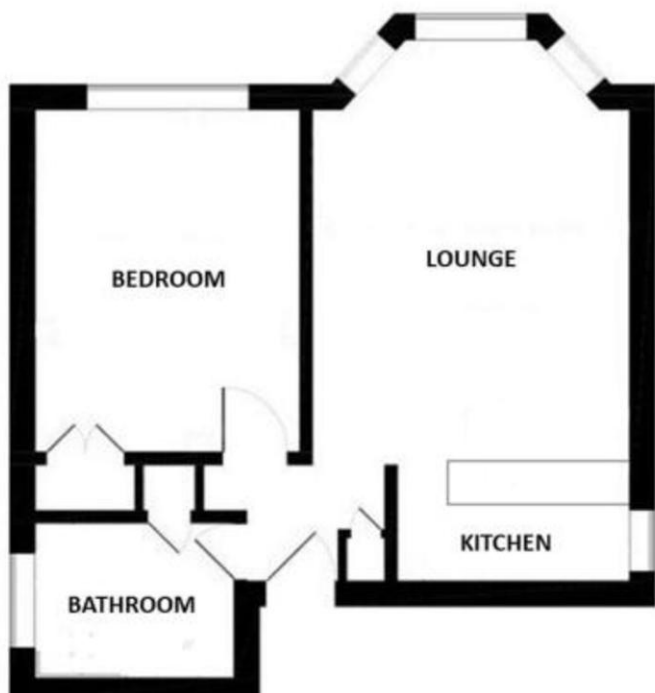


PAUL GRAHAM



Flat 2, 31a Grosvenor Road, Wallington, Surrey, SM6 0EN | **Guide Price £225,000 Leasehold**

Paul Graham are pleased to market this 1 bedroom ground floor flat with direct access to its own section of garden. The property is being sold with no chain. Situated close to Wallington town centre with all the local amenities Wallington has to offer. Viewing is recommended.



COMMUNAL ENTRANCE

ENTRANCE HALL

RECEPTION ROOM 15' 8" x 11' 11" (4.78m x 3.63m)

KITCHEN 8' 11" x 4' 5" (2.72m x 1.35m)

BEDROOM 1 12' 3" x 9' 6" (3.73m x 2.9m)

BATHROOM 6' 7" x 5' 5" (2.01m x 1.65m)

OWN SECTION OF GARDEN

NO CHAIN



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		74 C
55-68	D		
39-54	E	39 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