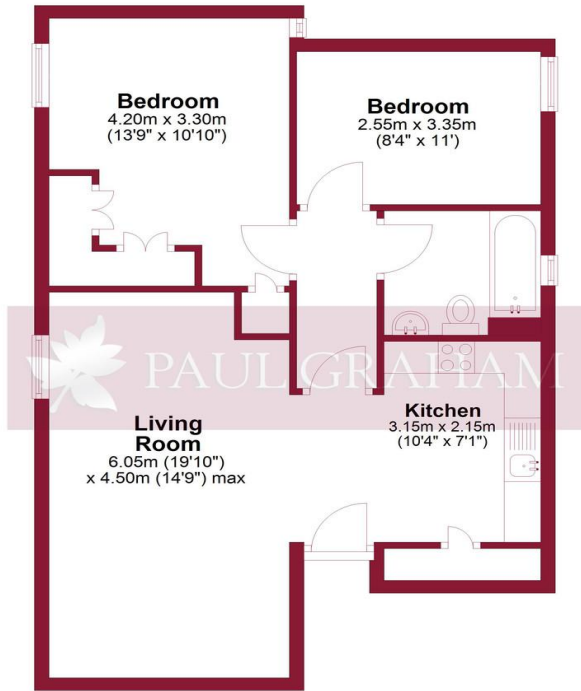




**Flat 24 The Albany, Woodcote Road, Wallington, Surrey, SM6 0PS | £280,000 Leasehold**

An immaculately presented two bedroom ground floor apartment, ideally situated within easy reach of Wallington town centre and mainline station, offering excellent transport links into Central London. Offered for sale benefiting from a long lease, gas central heating and no onward chain.

**Ground Floor**  
Approx. 62.5 sq. metres (672.9 sq. feet)



Total area: approx. 62.5 sq. metres (672.9 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**

**ENTRANCE HALL**

**LOUNGE/DINER 19' 10" x 14' 9" (6.05m x 4.5m)**

**KITCHEN 10' 4" x 7' 1" (3.15m x 2.16m)**

**BEDROOM 1 13' 9" x 10' 10" (4.19m x 3.3m)**

**BEDROOM 2 11' x 8' 4" (3.35m x 2.54m)**

**BATHROOM**

**LONG LEASE**

**NO CHAIN**

**GAS CENTRAL HEATING**

**CLOSE TO THE TOWN CENTRE**



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	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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