



Apartment 8 Wandle Mill, 38 Wandle Road, Beddington, Surrey, CR0 4SD | **£375,000 Leasehold**

Set within a thoughtfully redeveloped mill close to the River Wandle, this exceptional penthouse duplex apartment combines industrial heritage with contemporary loft-style living. Offering generous proportions, striking character features and modern convenience, the property presents a rare opportunity to acquire a truly individual home.

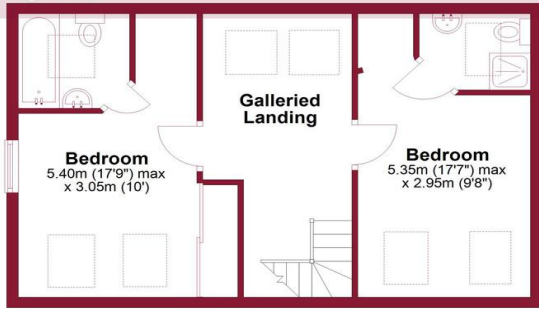
Third Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Top Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



Total area: approx. 90.7 sq. metres (976.2 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

LIFT TO THE PENTHOUSE

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN/DINING AREA 28' 8" x 17' 6 max" (8.74m x 5.33m)

UTILITY ROOM

WC

STAIRS TO GALLERIED LANDING

BEDROOM 1 17' 9 max" x 10' 0" (5.41m x 3.05m)

EN SUITE SHOWER ROOM

BEDROOM 2 17' 7 max" x 9' 8" (5.36m x 2.95m)

EN SUITE SHOWER ROOM

RESIDENTS PARKING

CLOSE TO BEDDINGTON PARK



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		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		

WALLINGTON

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