



8 Belmont Road, Wallington, SM6 8TB



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£250,000

Cromwells  
ESTATE AGENTS







**\*NO ONWARD CHAIN\*** A rare opportunity to purchase this impressive one bedroom ground floor conversion, which benefits from a prime central Wallington location close to transport links and local shops.

An ideal purchase for first time buyers or those looking to downsize, this beautifully presented apartment offers period features with large windows and high ceilings, open plan living, and a spacious bedroom with double doors opening out to the communal garden.

The property has a superb central location with Wallington High Street and a fantastic range of shops, cafes and amenities nearby. Ideally located for those looking for good transport links, with several bus links serving Morden, Carshalton, Wallington, Purley, and Sutton, and Wallington mainline train station with its great links into Central London.

#### Accommodation

Obscure double glazed door leading to..

#### Communal Entrance

Wooden front door to..

Inner hallway, open plan to..

#### Lounge/Diner/Kitchen

Large bay with UPVC double glazed windows to front aspect and obscure double glazed window to side, feature cast iron radiators, decorative cornice, stripped floorboards.

#### Kitchen

Range of fitted wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, inlaid gas hob with extractor fan above and oven/grill below, integrated fridge and freezer, space and plumbing for washing machine, tiled splash back, UPVC double glazed sash window windows to front and side aspects, wall mounted "Worcester" boiler.

#### Bedroom

UPVC double glazed sash window to rear aspect and door leading to communal garden, cast iron radiator, stripped

floorboards, decorative cornice.

#### Bathroom

Three piece suite comprising panel enclosed bath with Victorian style chrome mixer tap and hand attachment, wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, tiled effect flooring, part tiled walls, extractor fan, obscure UPVC double glazed window to side aspect.

#### Communal Garden

Hardstanding seating area leading to lawn section, fence and brick wall enclosed.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

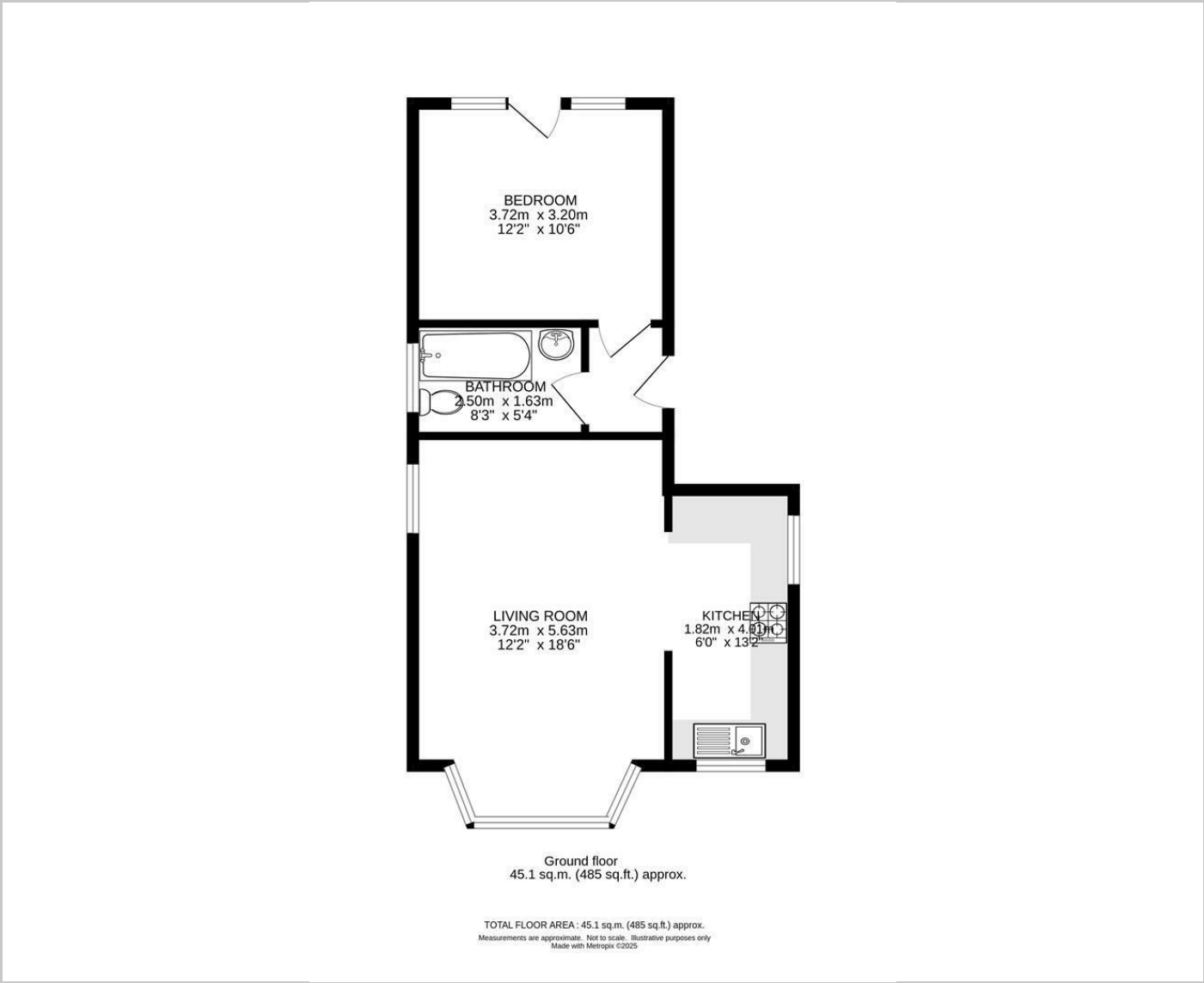


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Floor Plans



Area Map



Energy Performance Graph

