



Flat 4, Howard Court Grosvenor Road, Wallington, SM6 0EL



£335,000

**Cromwells**  
ESTATE AGENTS





Nestled in the charming Howard Court on Grosvenor Road, Wallington, this delightful first-floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 700 square feet, the property boasts two generously sized bedrooms and a well-appointed bathroom, making it an ideal choice for couples or small families.

The spacious rooms have a bright and modern interior, creating a warm and inviting atmosphere throughout. Ample storage throughout the apartment ensures that you can keep your living space tidy and organised. Additionally, there is a communal garden to the rear. There is also a pending planning application to convert the front garden to off street parking with a dropped kerb/vehicle crossover, which can be viewed on Sutton Council website under planning application number DM2026/00004.

This small development comprises just four apartments, fostering a sense of community while maintaining a peaceful environment. One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process.

The location is truly fantastic, with Wallington train station just a short stroll away, offering excellent transport links for commuters. The vibrant high street is also within easy reach, providing a variety of amenities, shops, and bus links to cater to your everyday needs. This bright and spacious apartment in Wallington presents a wonderful opportunity for those seeking a comfortable home in a well-connected area. Don't miss out on this fantastic opportunity to make this your home!



#### Accommodation

Front door, stairs to 1st floor landing

Built-in wardrobe, radiator, fitted carpet, double glazed window to front aspect

#### Hallway

Radiator, large built-in storage cupboard, radiator, fitted carpet, loft access.

#### Bathroom

Modern three-piece suite comprising of panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash hand basin with chrome mixer tap and storage below, enclosed WC, heated chrome towel rail, shaver point, part tiled walls, tiled flooring, double glaze obscure window to side aspect.

#### Living Room

Radiator, fitted carpet, double glazed bay window to front aspect.

#### Outside

Front garden

Communal garden to the rear

#### Kitchen

Range of fitted kitchen units and drawers, laminate worktop, inset one and a half bowl stainless steel sink with chrome mixer tap, integrated oven and gas hob with chrome extractor hood above, space for fridge freezer, washing machine and slimline dishwasher, tiled splashback, double glazed windows to side and rear aspect, tiled floor.

#### 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.

#### Bedroom One

Range of built-in wardrobes and drawers, radiator, fitted carpet, double glazed window to rear aspect

#### Bedroom Two



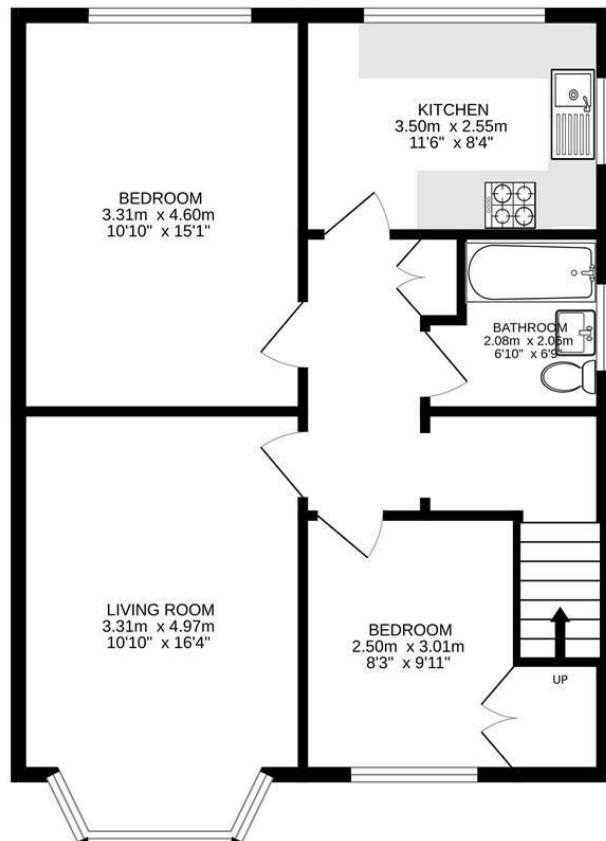
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Floor Plans



TOTAL FLOOR AREA : 65.0 sq.m. (700 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Area Map

