



Flat 3, 33 Stafford Road, Wallington, SM6 9AP



2



1



1

Asking price £375,000

**Cromwells**  
ESTATE AGENTS



# Flat 3, 33 Stafford Road, Wallington, SM6 9AP

Set within a desirable modern and gated development in the heart of Wallington, is this spacious two bedroom first floor apartment, which offers a bright and spacious interior with open plan living, a high specification kitchen and bathroom, two double bedrooms and a large private balcony. There is also an allocated parking space, videophone security entry and use of a communal garden.

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

## Accommodation

Videophone security entry system, door into communal hall. Stairs and lift to 1st floor

## Front door into

## Entrance Hall

Videophone security entry system, built in cupboard with combination boiler, laminate flooring.

## Bedroom One

Full length triple glazed window to side aspect, radiator, fitted carpet.

## Bedroom Two

Built-in wardrobes, full length triple glazed window to side aspect, radiators, fitted carpet

## Bathroom

Luxury three piece suite comprising of panel enclosed bath with shower screen and thermostatic shower, wall mounted vanity wash handbasin with chrome mixer tap and storage below, enclosed WC, tiled walls and flooring, extractor fan.

## Open plan Living Dining Room and Kitchen

## Kitchen

Range of modern kitchen units and drawers, pantry cupboards with pull out drawers, cupboard housing boiler, worksurface, inset sink with brushed gold tap (instant hot water tap), integrated oven and electric hob with extractor fan above, integrated fridge, freezer, dishwasher and washing machine, .

## Living Dining Room

Radiators, laminate flooring, triple glazed windows to front aspect, door leading out to private balcony, 'Mitsubishi' air conditioning unit

## Private Balcony

## Outside

Secure gated parking with allocated parking space  
Communal bike storage

## Communal Garden

CCTV cameras on communal grounds

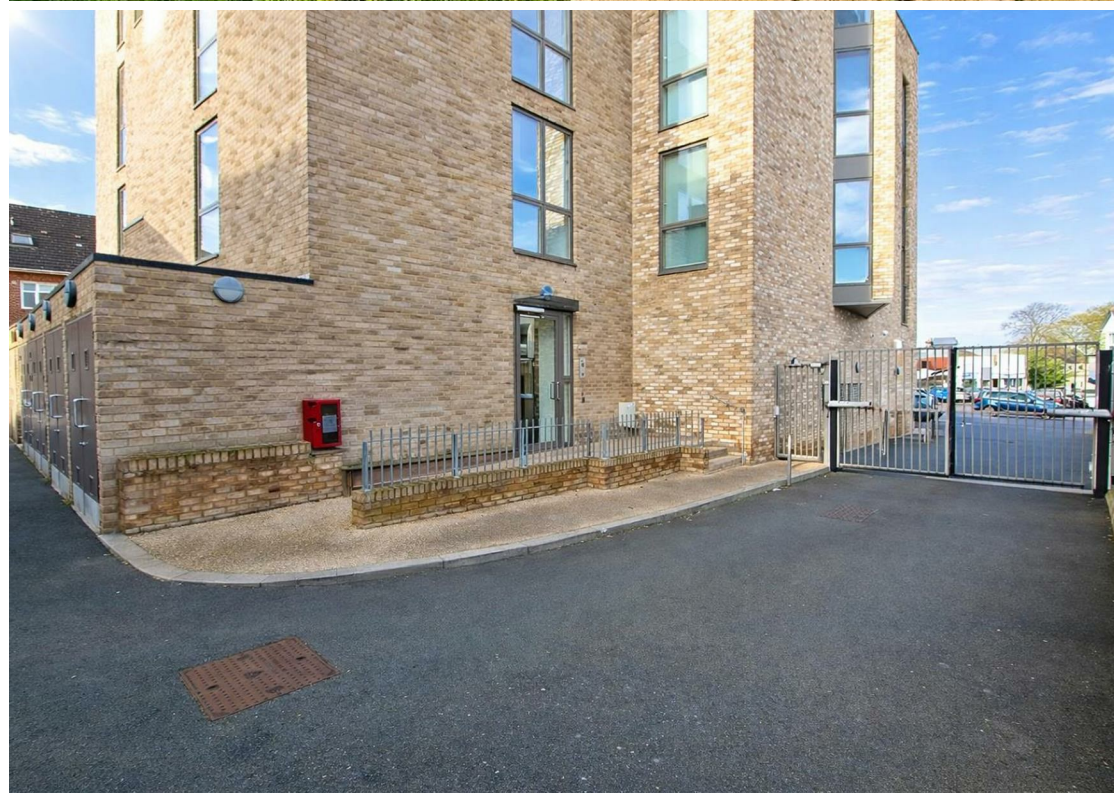
## BUYER'S INFORMATION

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

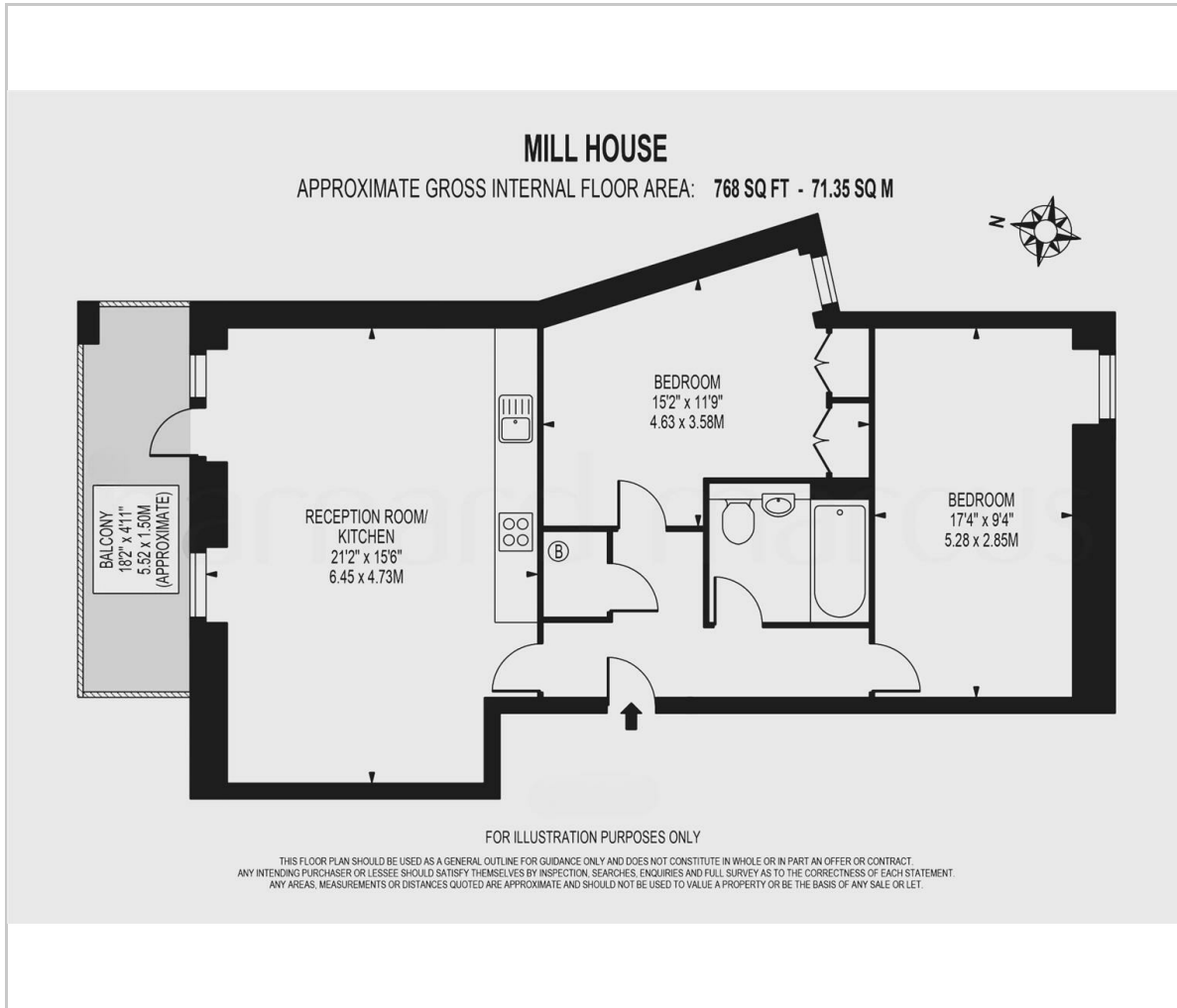








## Floor Plan

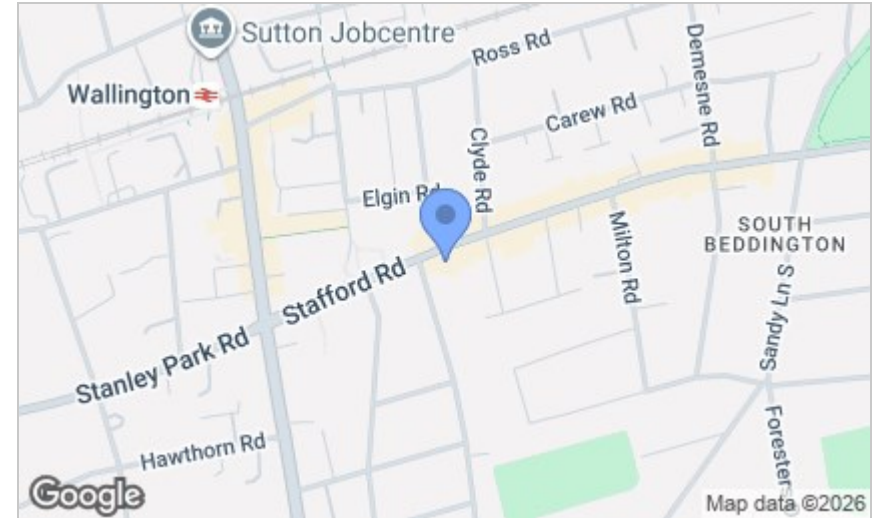


## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

