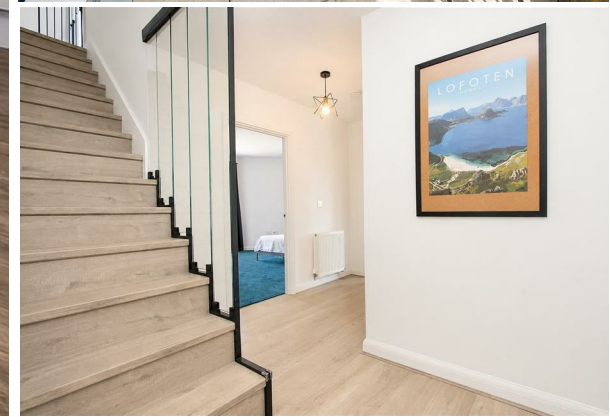




Flat 91 Chambray House, 190 London Road, Wallington, SM6 7FL



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Guide price £450,000

Cromwells
ESTATE AGENTS



190 London Road, Wallington, SM6 7FL

Cromwells Wallington are delighted to present 91 Chambray House, a stunning and unique three-bedroom luxury duplex apartment situated in the sought-after New Mill Quarter development in Hackbridge. This exceptional flat offers a perfect blend of modern living and comfort, making it an ideal choice for families or professionals alike.

The property offers a beautifully designed open plan living, kitchen, and dining area, which is perfect for entertaining family and friends. The space is flooded with natural light, creating a warm and inviting atmosphere. The apartment features three generously sized double bedrooms, providing ample space for relaxation and privacy. With two well-appointed bathrooms, morning routines will be a breeze for all residents.

The property is finished to a high specification throughout, ensuring that every detail has been thoughtfully considered. Additionally, two private balconies offer delightful outdoor spaces with views across the London skyline to enjoy a morning coffee or unwind after a long day.

Location is key, and this apartment does not disappoint. Chambray House provides excellent access to local shops and amenities, making daily errands convenient. For those who commute, Hackbridge mainline train station is just across the road, offering fast links into Central London. Nature enthusiasts will appreciate the proximity to Beddington Park and the Wandle Trail, perfect for leisurely strolls or weekend picnics.

Do not miss the opportunity to make this elegant flat your new home. Contact us today to arrange a viewing and experience the luxury and comfort that Chambray House has to offer.

Accommodation

Entrance Hall

Radiator, laminate flooring, security phone entry system, two built-in cupboards, further large built-in utility cupboard with space and plumbing for washer/dryer and storage.

Bedroom One

Radiators, fitted carpet, double glazed full length window to rear aspect, double glazed full length windows door leading out to private balcony, walk-in storage cupboard, door to en-suite.

En-suite Shower Room

Shower cubicle with sliding door, thermostatic shower, wash hand basin with chrome mixer tap, enclosed WC, tiled walls and flooring, heated chrome towel rail, extractor fan, full length obscure window to rear aspect, shaver point.

Bedroom Two

Radiator, laminate flooring, double glazed full length window to rear aspect, large understairs storage space.

Bathroom

Panel enclosed bath with shower screen and chrome mixer tap, thermostatic shower, wash hand basin with chrome mixer tap, enclosed WC, heated chrome towel rail, part tiled walls and flooring, extractor fan

Bedroom Three

Built-in wardrobes, radiator, laminate flooring, double glazed full length window to side aspect.

Open plan Living Dining Room and Kitchen

Kitchen

A stylish modern gloss fitted kitchen featuring a range of wall and base units with solid oak worktops, an inset one-and-a-half bowl sink with chrome mixer tap, integrated oven and electric hob with extractor hood above, space for a dishwasher and fridge freezer, a breakfast bar, tiled splashbacks, and laminate flooring

Living Dining Room

Radiators, laminate flooring, built-in storage cupboard, double glazed windows to rear aspect, double glazed full length window and patio door leading out to private balcony

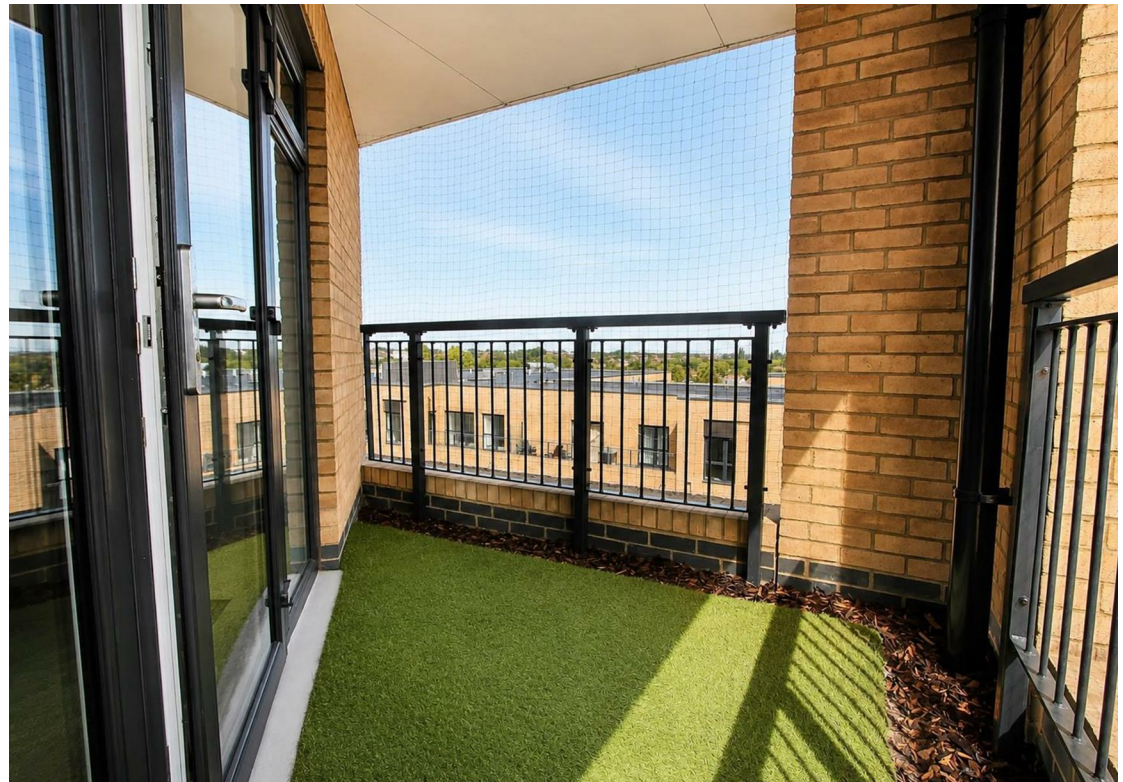
Allocated gated underground parking space

Communal Roof Garden

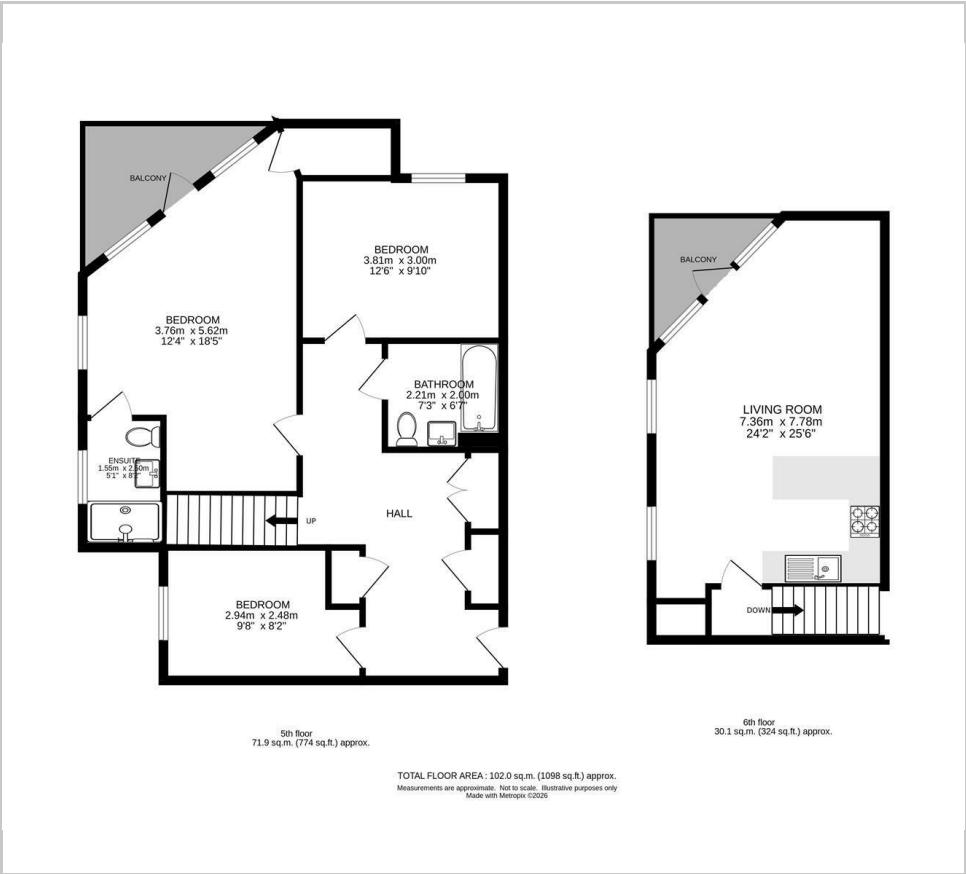






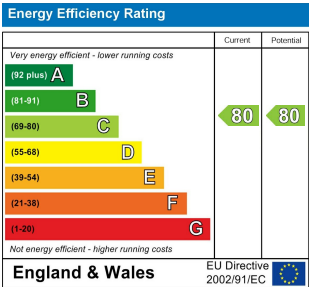


Floor Plan



Additional Information

- Owners bought from new in 2020, the only three bedroom duplex in the New Mill Quarter.
- They are upsizing locally and have offered on a house they like which is chain free
- Lease is 146yrs remaining. Service charges are £2,885.99 annually and ground rent £475.00 annually.
- Allocated car parking space in gated underground car park.
- The property benefits from a low-carbon communal district heating system, providing heating and hot water via a central energy centre rather than an individual gas boiler. This efficient system helps reduce carbon emissions and offers protection from fluctuations in gas prices. Heating and hot water are delivered through a Heat Interface Unit (HIU), with monthly charges covering all heating and hot water usage, as well as the servicing and maintenance of the HIU.
- 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.



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.

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.