



A Unique 1455sqft First Floor Apartment With 85'0 Rear Garden

Grosvenor Road, Wallington, SM6 0EN, £575,000 Leasehold (986 years remaining)

BURN – AND – WARNE

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BURN AND WARNE *1455SQFT FIRST FLOOR
APARTMENT *85'0 X 75'0 PRIVATE GARDEN *PARKING
FOR MULTIPLE CARS *987 YEAR LEASE SUMPTUOUS
ACCOMMODATION

Exceptionally Spacious & Unique Four-Bedroom Apartment with Private Garden – 1,455 sq. ft. of Stylish Living Properties of this size and quality rarely come to market — we are proud to present this truly unique four-bedroom first floor apartment, offering an impressive 1,455 sq. ft. of internal space and a private 85' x 75' south-facing garden, all just moments from Wallington train station and High Street.

A Rare Find with House-Sized Features

Whether you're downsizing or upsizing, this home delivers standout features more often found in significantly higher price brackets. The private shingled driveway provides off-street parking for multiple vehicles — a rarity at any level.

Inside, the apartment offers beautifully designed and well-proportioned living areas, including:

A bright 18'4" x 13'0" living room with access to a south-facing balcony

A striking 20'6" x 19'7" kitchen opening to a raised dining area, ideal for entertaining

A separate utility room for added convenience

A spacious internal hallway thoughtfully separates the living areas from the bedrooms, adding privacy and flow. The accommodation includes:

A generous master bedroom (13'3" x 12'6") with full-width fitted wardrobes and a sleek en suite shower room

Two further double bedrooms (14'5" x 12'0" and 14'5" x 7'9"), both with access to a front-facing balcony

A fourth bedroom (11'2" x 7'9"), ideal as a home office or guest room

A modern and stylish four-piece family bathroom (9'10" x 8'0")

Presented in excellent condition by the current owners, who have loved living here for over 12 years, the apartment also benefits from gas central heating, double glazing, and high-spec finishes throughout the kitchen and bathrooms.

A True Alternative to a House

With its exceptional floor area, private garden, generous parking, and superb location, this home offers a compelling alternative to a typical terraced house — and often at a more accessible price point.

This is a rare opportunity to secure a spacious, stylish home in one of Wallington's most convenient and desirable settings.





FIRST FLOOR
1455 sq.ft. (135.1 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



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