



A Two double bedroom flat with 171 year lease near Wallington

Woodcote Road, Wallington, SM6 0QL, £290,000 Leasehold (171 years remaining)

BURN – AND – WARNE

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***TWO DOUBLE BEDROOM *1ST FLOOR *171 YEAR LEASE *GARAGE *MODERN KITCHEN *20'8 X 16'9 LIVING/DINING ROOM**

A well-presented two double bedroom first floor flat situated in a sought-after residential location in Wallington

The property features a spacious 20'8 X 16'9 Living/Dining Room with additional storage, two generously sized double bedrooms, a 9'10 x 8'10 modern fitted kitchen, and a contemporary bathroom and a separate w/c, finished to a high standard. Additional benefits include gas central heating, double glazing throughout, and well-proportioned accommodation, making the property ideal for first-time buyers, downsizers, or investors alike. Conveniently located for excellent transport connections, the property is within easy reach of Wallington, Carshalton Beeches, providing regular services into London Victoria, London and a numerous local bus routes are also nearby, along with easy access to major road links.

The area is particularly popular with families due to its proximity to highly regarded schools, including Wallington High School for Girls, Wallington Grammar and other well-rated local primary and secondary schools.

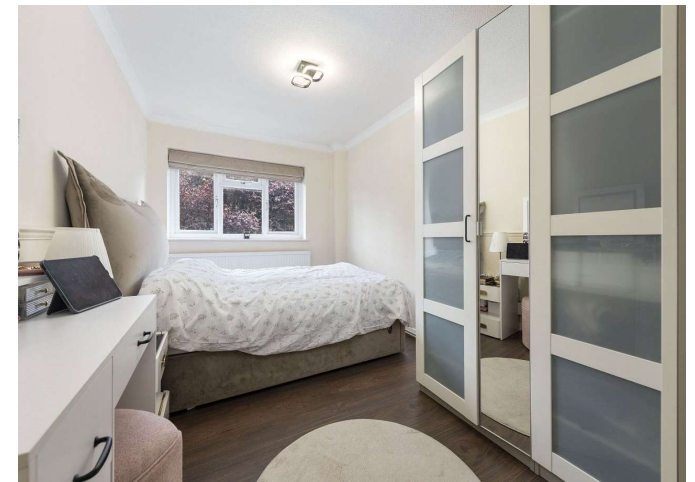
Key Features:

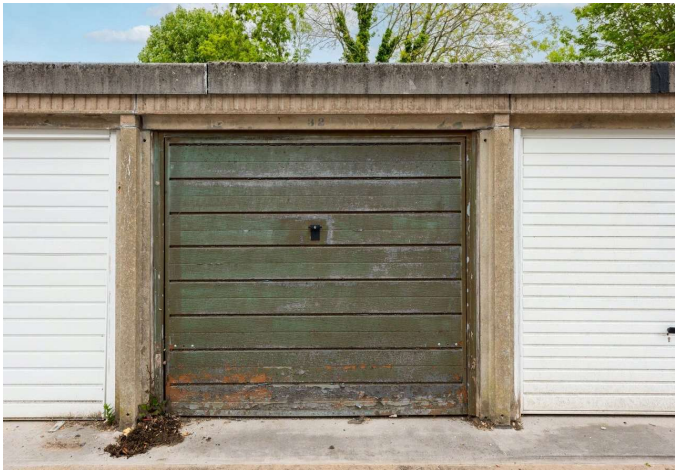
- Two double bedrooms
- First floor flat
- Garage included
- 171-year lease
- Modern kitchen and bathroom
- Excellent transport links

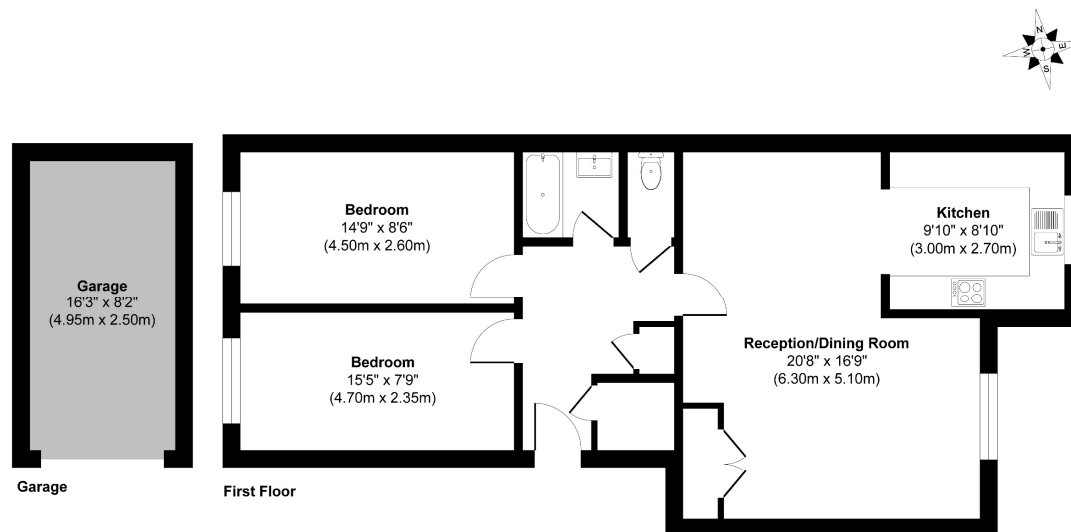
Additional benefits include, double glazing, gas central, 171 year lease and a 16'3 x 8'2 Garage.

Viewing

All viewings will be accompanied and are strictly







Woodcote Road, Wallington, SM6

Approx. Gross Internal Area 805 sq. ft / 74.80 sq. meters

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data shown.
Plan produced by AR Net Media-www.arnetmedia.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
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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