



28 Defiant Way, Wallington, SM6 9HD



Guide price £200,000

Cromwells
ESTATE AGENTS



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Cromwells Wallington are pleased to present this immaculately presented one bedroom first floor flat, which offers spacious room sizes and a bright and airy modern interior. The property benefits from a modern well equipped kitchen, gas central heating and a long lease.

Defiant Way is well located for transport links and amenities, with local shops, leisure centre and Roundshaw Park all nearby, and bus links serving Wallington, Sutton and Croydon. A viewing is recommended to appreciate the size and space this lovely flat has to offer.



Accommodation

Hallway

Security phone entry system, laminate flooring

Kitchen

Range of modern white gloss kitchen units and drawers, laminate worksurface, inset 1 1/2 bowl stainless steel sink, integrated oven and gas hob with chrome extractor hood above, space for tall fridge freezer and washing machine, cupboard housing boiler, tiled splashback, laminate flooring, double glazed window to rear aspect.

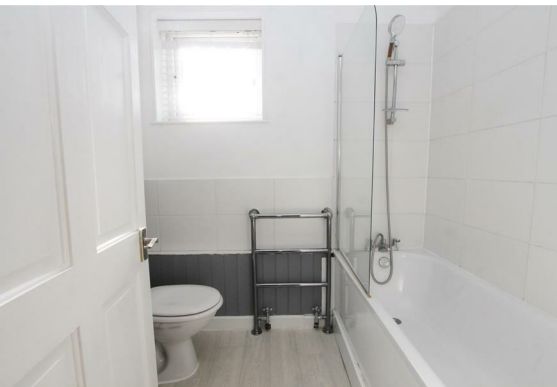
Bedroom

Built-in cupboard, radiator, laminate flooring, double glazed window to front aspect

Living Dining Room

Radiator, laminate flooring, double glazed





window to front aspect

Bathroom

Panel enclosed bath with shower screen and chrome mixer tap with showerhead attachment, vanity wash handbasin with chrome mixer tap and storage below, WC, heated towel rail, tiled walls, laminate flooring, double glazed obscure window to rear aspect

Well kept communal grounds
Residents unallocated parking

ROOM SIZES

(Approximate maximum measurements)

Lounge Area: 13'6 x 10'4 (4.12m x 3.15m)

Kitchen Area: 13'2 x 7'2 (4.02m x 2.19m)

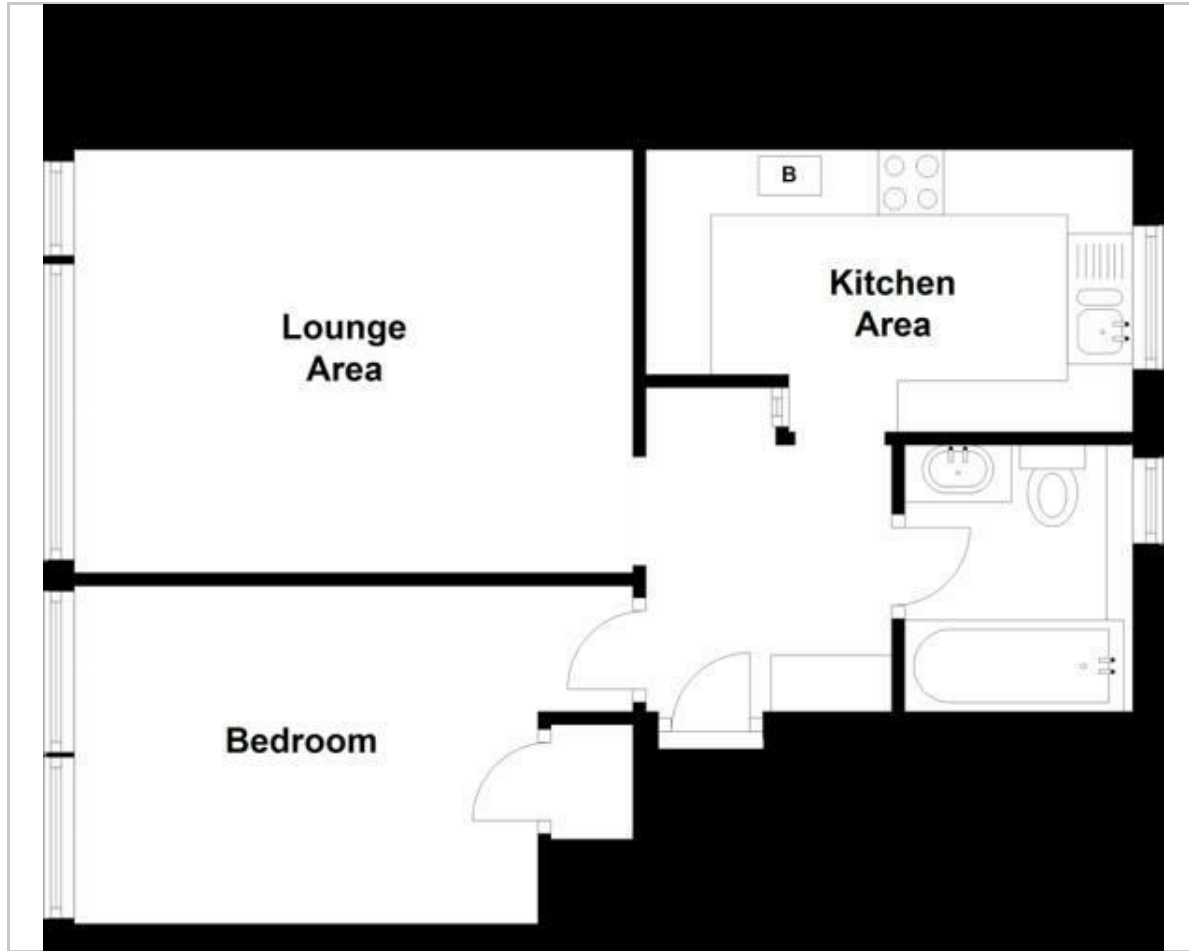
Bedroom 1: 14'6 x 8'3 (4.42m x 2.52m)

Bathroom: 6'8 x 5'4 (2.03m x 1.63m)

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	