







Flat 21 Saxon House, 170 London Road, Wallington, Surrey, SM6

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Guide price £315,000

Cromwells
ESTATE AGENTS

Flat 21 Saxon House, 170 London

Wallington, SM6 7AN

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* NO ONWARD CHAIN * Cromwells Wallington are delighted to present this stunning two bedroom luxury modern apartment, located in Saxon House in Hackbridge. This superb home boasts a beautifully designed open plan living, kitchen and dining area, ideal for entertaining family and friends, and a modern and bright interior throughout.

The property is finished to a high specification, with a contemporary kitchen equipped with integrated appliances, two luxury bathrooms (one en-suite), and two well proportioned double bedrooms. Furthermore, there is a secure gated parking space, providing you with peace of mind.

Saxon House offers excellent access to local shops and amenities. There are great transport links with Hackbridge mainline train station only a short walk away with it's fast links into Central London. For those looking for local green space to enjoy, Beddington Park and the Wandle Trail are close by. Don't miss the opportunity to make this elegant flat your new home. Contact us today to arrange a viewing and experience the luxury and comfort this property has to offer.













Accommodation

Security phone entry system, door into communal hallway. Stairs and lifts to third floor and property entrance.

Entrance Hall
Radiator, luxury vinyl flooring, security video phone entry system, large storage cupboard, built-in cupboard housing heating system.

Bedroom One
Radiator, fitted carpet, double glazed full length window to rear aspect, door to En-suite Shower Room.

En-suite Shower Room
Shower cubicle with concertina door, thermostatic shower, pedestal wash hand basin with chrome mixer tap, WC, tiled walls and flooring, radiator, shaver point.

Open plan Kitchen Diner and Living Room

Living Dining Room
Luxury vinyl flooring, radiator, double glazed window to front aspect.













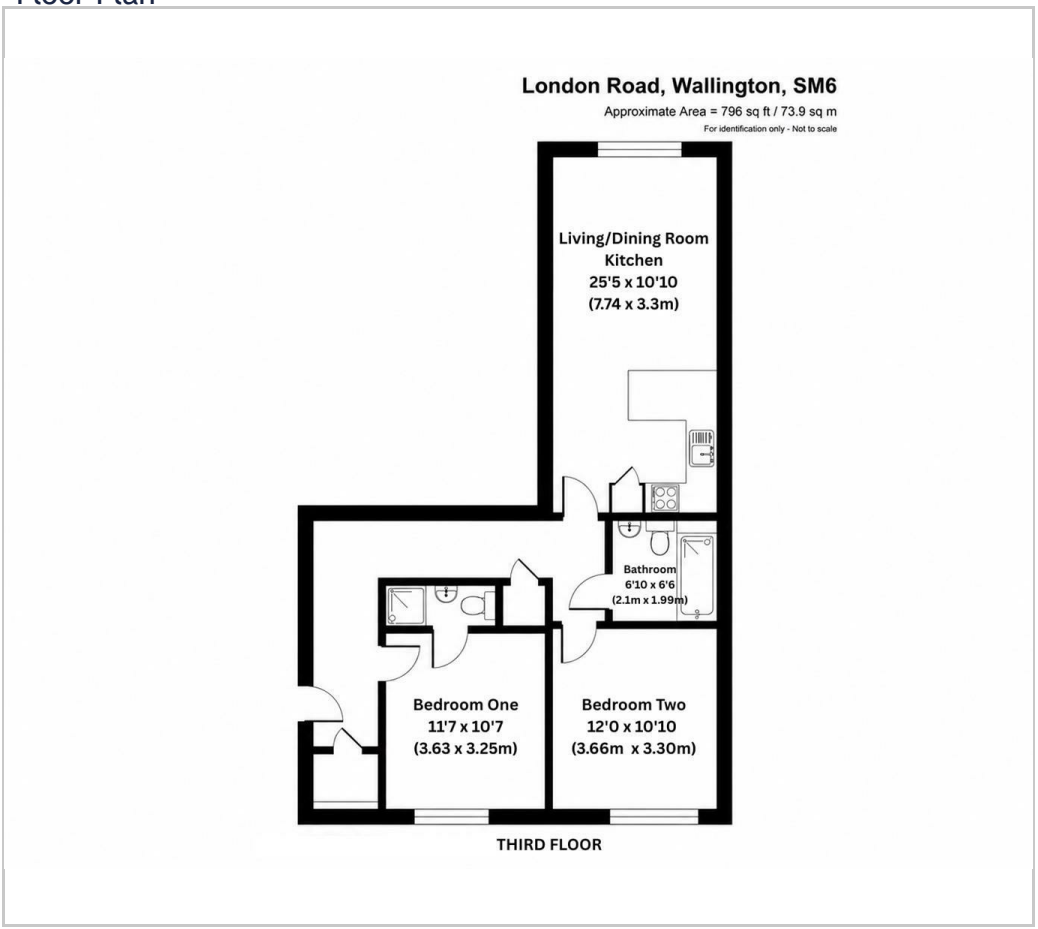
Kitchen
Modern white gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven and electric hob with extractor hood above, integrated slimline dishwasher, washing machine and fridge freezer, luxury vinyl flooring.

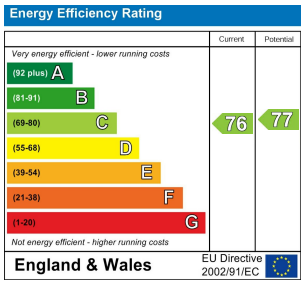
Bathroom
Three-piece suite comprising panel enclosed bath with shower screen and chrome tap, thermostatic shower, pedestal wash hand basin with chrome tap, WC, radiator, tiled walls and flooring, extractor fan

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

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 £54 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.

Additional Information

- Owner has lived here 12 years, selling with no onward chain.

- Works to the cladding all finished and new exterior of the building. Have EWS1 form.

- Allocated car park space in communal gated and undercover car park

- Video phone security system and lift serviced block, also has a communal garden at the rear.

- Heating system in hall cupboard - Charging system linked to use of community heating, room thermostat and TRVs. Energy efficiency C rating

- Lease 111 yrs remaning

- Ground rent £250 per year and Service charge £2668 per year.

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

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