



10 Chestnut Manor, 359 Croydon Road, Wallington, Surrey, SM6 7PF



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£1,500 Per month

Cromwells  
ESTATE AGENTS



Available unfurnished, from 8th March is this well presented 2 double bedroom ground floor purpose built apartment, forming part of a much sought after secure development. Features include a large lounge/diner, kitchen, shower room, Creda heating system, double glazing, built-in-wardrobes in bedrooms, secure covered parking and large well maintained communal garden and grounds.

Located for easy access to Wallington Rail Station, Shopping Centre, Carshalton High St and Ponds, Leisure Centre, popular schools, bus routes and much more.  
EPC Rating D, Sutton Council Tax Band , Deposit 5 Weeks £1817.30

#### Accommodation

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINING ROOM 16' 11" x 12' 6" (5.16m x 3.81m)

KITCHEN 9' 8" x 7' 4" (2.95m x 2.24m)

BEDROOM 1 12' 5" x 10' 3" (3.78m x 3.12m)

BEDROOM 2 9' 8" x 9' 6" (2.95m x 2.9m)

SHOWER ROOM

SECURE COVERED ALLOCATED PARKING



## Floor Plans

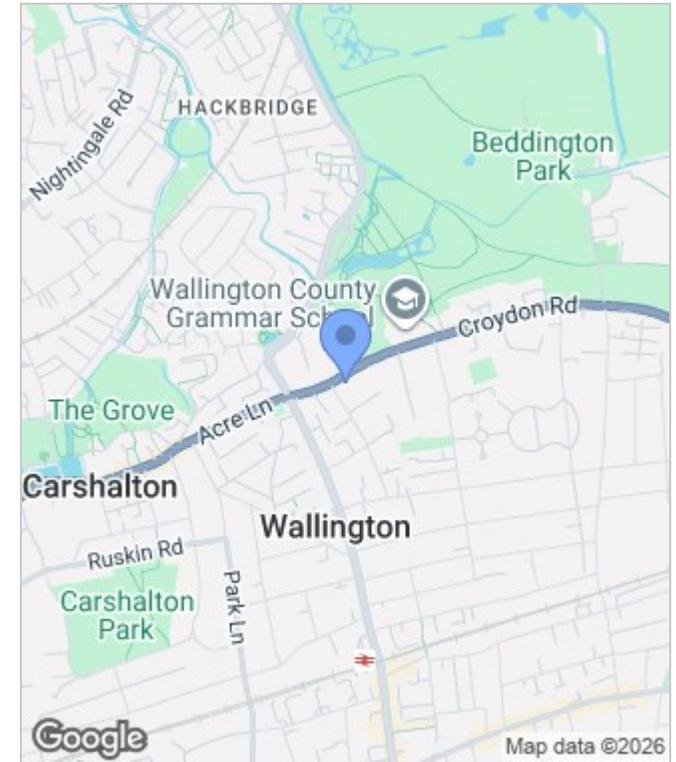


TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Area Map



## Energy Performance Graph

