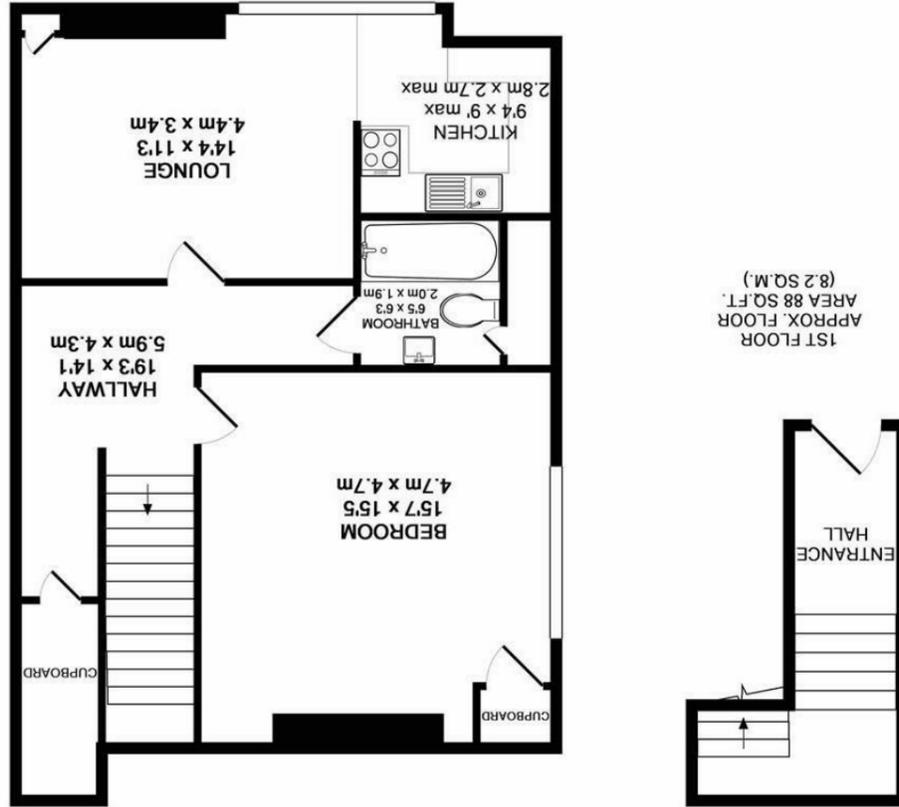


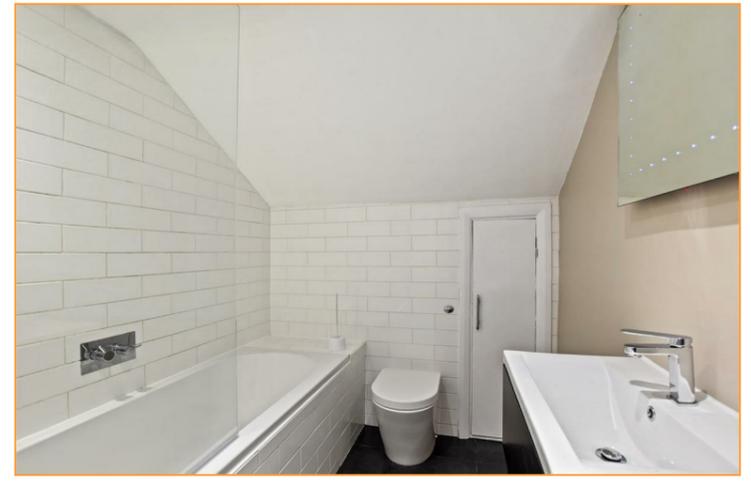
2ND FLOOR  
APPROX. FLOOR AREA 662 SQ. FT.  
(61.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 750 SQ. FT. (69.6 SQ.M.)

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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**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## Flat 5, 20 Manor Road

WALLINGTON, SM6 0AA

£1,400 PCM

Available Early June - Unfurnished. A recently refurbished top floor "garret" style apartment situated in a large Victorian house close to the center of Wallington. Comprising the entire top floor of this substantial character building, the flat affords a good size living room, well equipped kitchen and a huge (15 ft x 15 ft approx.) main bedroom, whilst the bathroom has been refitted with a bath with a thermostatic shower over. In addition, there is a good size "boot room" area on the entrance level, whilst the paneled hallway to the flat is large enough for a computer area or a futon for occasional visitors. The property has been recently refurbished with LED ceiling lights and fully insulated loft. Additionally the apartment has a large storage room, plentiful loft storage, an allocated parking space and is situated less than 10 minutes walk from Wallington BR station & Town Centre.

- Available Early June 2024 - Unfurnished
- A recently refurbished "garratt" style apartment comprising the entire top floor of this imposing Victorian villa
- Generous accommodation comprising a large entrance lobby on the first floor with stairs rising to the top floor landing, which is large enough for a computer area or a futon for occasional guests
- Good size living room with access to a well equipped separate kitchen, huge double bedroom (approx 15 ft x 15 ft) and a refitted bathroom
- Large insulated loft plus a substantial enclosed storage room
- Recently redecorated and recarpeted, slimline electric heating
- Allocated parking space
- Located within half a mile (10 minutes walk) of Wallington BR station giving access to West Croydon and London Bridge, 100 yards for local shops at Wallington Green
- Council tax band: C; EPC rating: D
- Viewing is highly recommended

