



HUNTERS[®]
HERE TO GET *you* THERE

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HERE TO GET *you* THERE

New Mill Quarter, Wallington

£375,000



Welcome to New Mill Quarter, a highly sought-after modern development located opposite Hackbridge mainline station. This delightful fourth floor apartment offers a perfect blend of comfort and convenience, making it an ideal choice for couples and young families alike.

Spanning an impressive 642 square feet, this well-appointed residence features two spacious bedrooms, each designed to provide a tranquil retreat. The well designed bathroom ensures that morning routines are seamless and stress-free. The inviting reception room serves as a perfect space for relaxation and entertaining, creating a warm atmosphere for family gatherings or quiet evenings in.

Residents of Pointelle House benefit from secure underground parking, providing peace of mind and easy access to your vehicle. Additionally, a dedicated bike store is available for those who enjoy cycling, promoting an active lifestyle in this vibrant community.

The well-kept communal grounds enhance the overall appeal of the development, offering a pleasant outdoor space for residents to enjoy. Whether you wish to take a leisurely stroll or simply relax in the fresh air, these grounds provide a lovely setting for all.

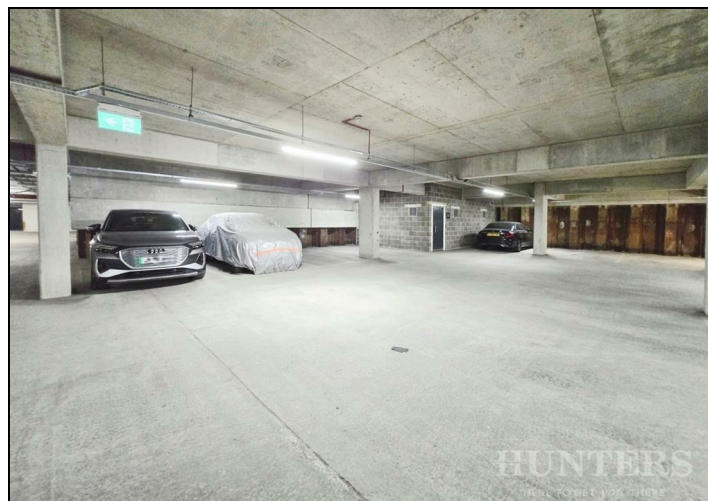
92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
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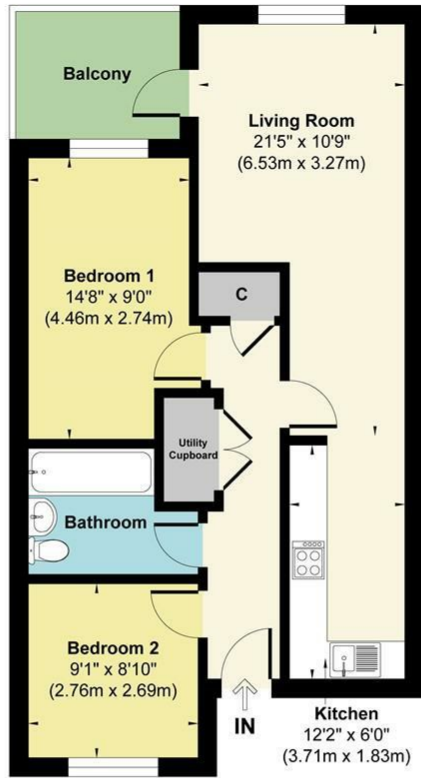
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KEY FEATURES

- 146 YEARS REMAINING ON LEASE
 - EXCLUSIVE TO HUNTERS
 - GAS HEATING (via SDEN system)
 - BALCONY
- SECURE UNDERGROUND PARKING
 - SECURE BIKE STORE
- VERY CLOSE TO MAINLINE STATION
- FOURTH FLOOR WITH LIFT SERVICE



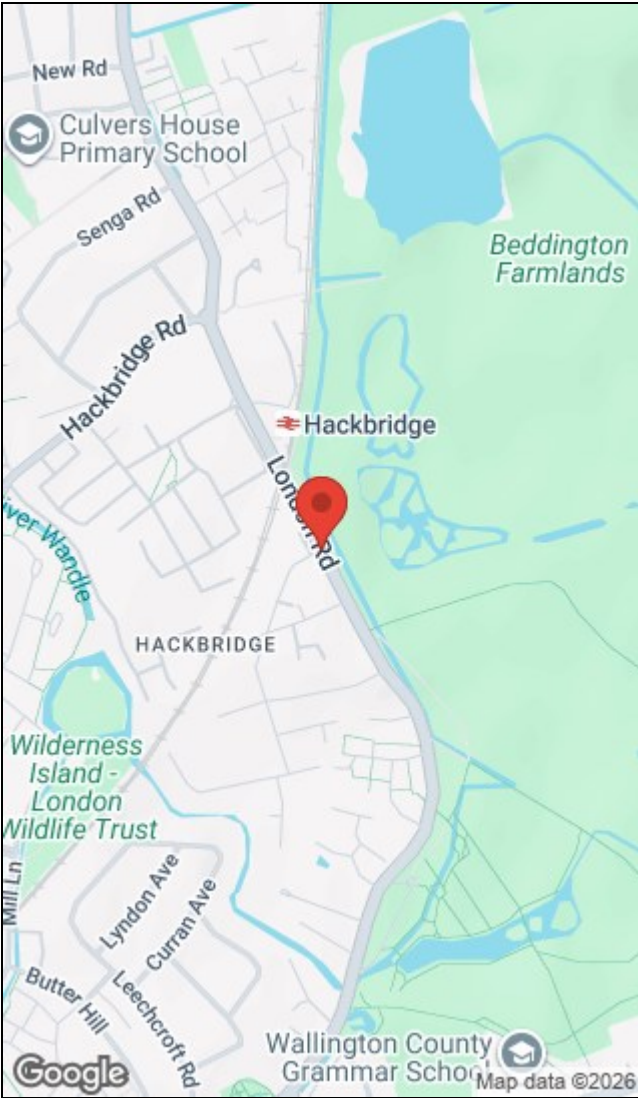




Approximate Floor Area
642 sq.ft
(59.65 sq.m)

Approx. Gross Internal Floor Area 642 sq. ft / 59.65 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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