



HUNTERS[®]
HERE TO GET *you* THERE

Flat 2 302 Croydon Road, Wallington, SM6 7LQ

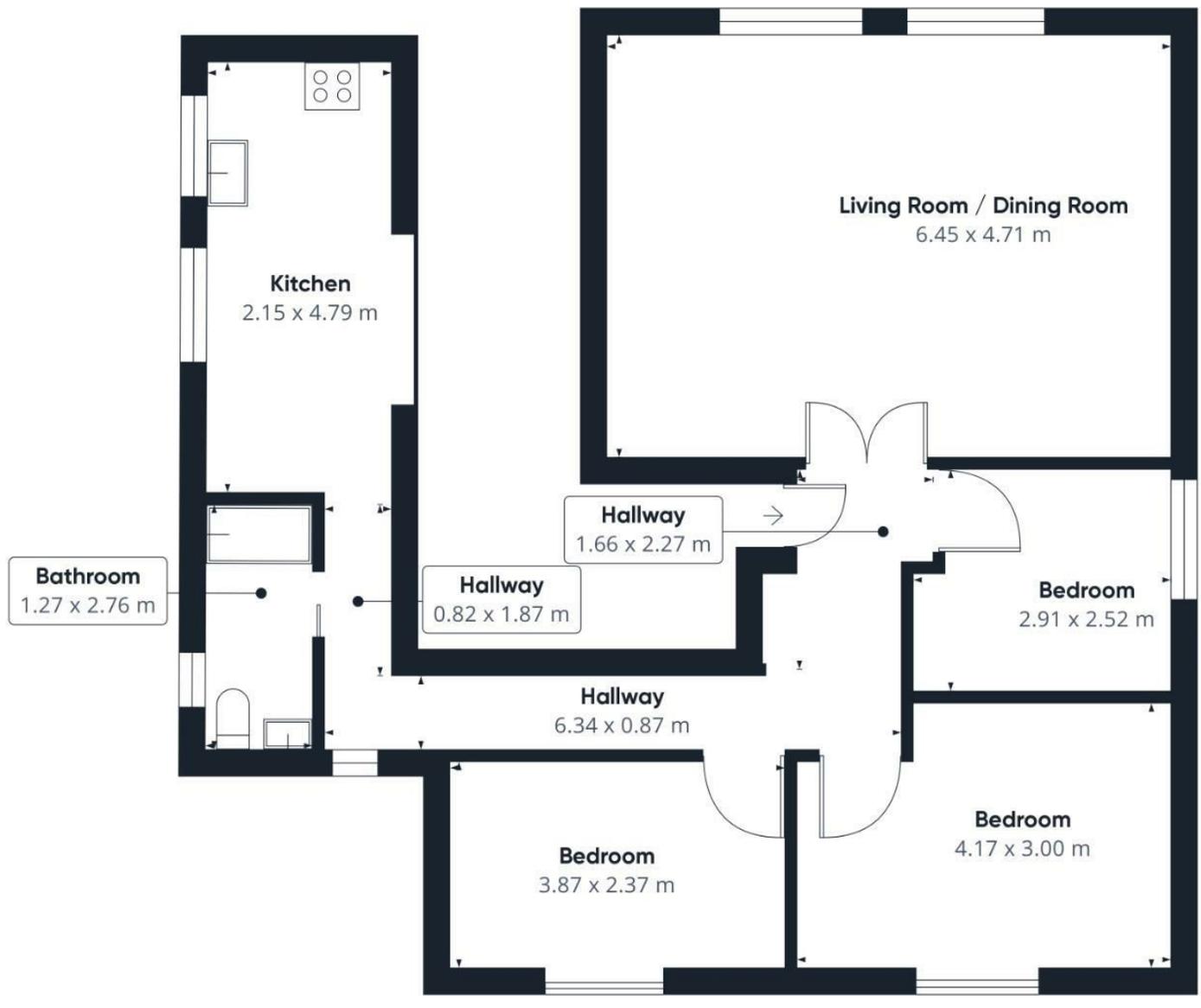
Flat 2 302 Croydon Road, Wallington, SM6 7LQ

Offers In Excess Of £400,000

NO CHAIN - Hunters are delighted to offer this 3 bedroom, upper ground floor conversion flat situated within easy reach of Wallington Grammar School and Beddington Park.

The property benefits from a recently refurbished kitchen and bathroom and has a great layout with an exceptionally spacious living room. Viewings are strongly recommended!

Hunters Carshalton 92 High Street, Carshalton, Surrey SM5 3AE | 020 8669 1231
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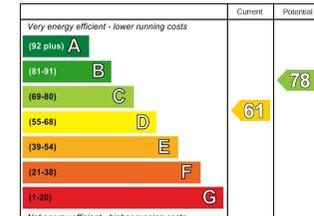
Approximate total area⁽¹⁾
84.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

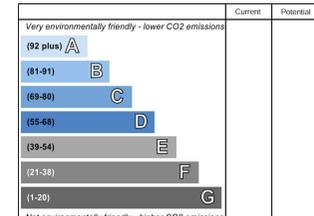
GIRAFFE360

Energy Efficiency Rating



Not energy efficient - lower running costs
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Not environmentally friendly - lower CO₂ emissions
EU Directive 2002/91/EC

England & Wales

England & Wales

Material Information

Tenure - Leasehold with share of freehold

Years remaining on lease - 974

Annual Service Charge - £1320.00

Annual Ground Rent - nil

Council Tax Band C - £1925.49

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





