

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croydon Road

Wallington, SM6 7NY

£1,450 Per Calendar Month



AVAILABLE IMMEDIATELY - UNFURNISHED. A two bedroom first floor flat, with own front door, situated above commercial premises in a small parade of shops. The property is within easy reach of Wallington mainline station and High Street. Carshalton Village is also close to hand.

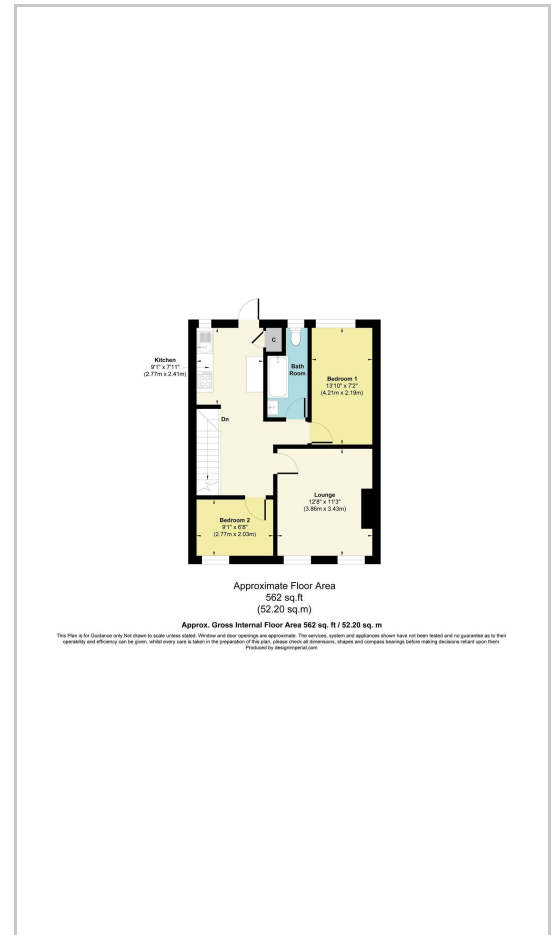


LIVING ROOM 12'7" x 11'3" (3.84 x 3.43)  
 FITTED KITCHEN 7'11" x 5'9" (2.41 x 1.75)  
 BEDROOM 1 13'9" x 7'2" (4.19 x 2.18)  
 BEDROOM 2 9'1" x 6'8" (2.77 x 2.03)

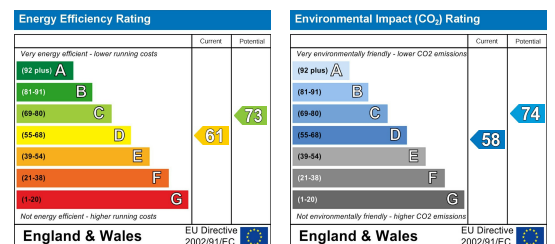
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

92 High Street, Carshalton, Surrey, SM5 3AE  
 Tel: 020 8669 1231 Email: carshalton@hunters.com <https://www.hunters.com>