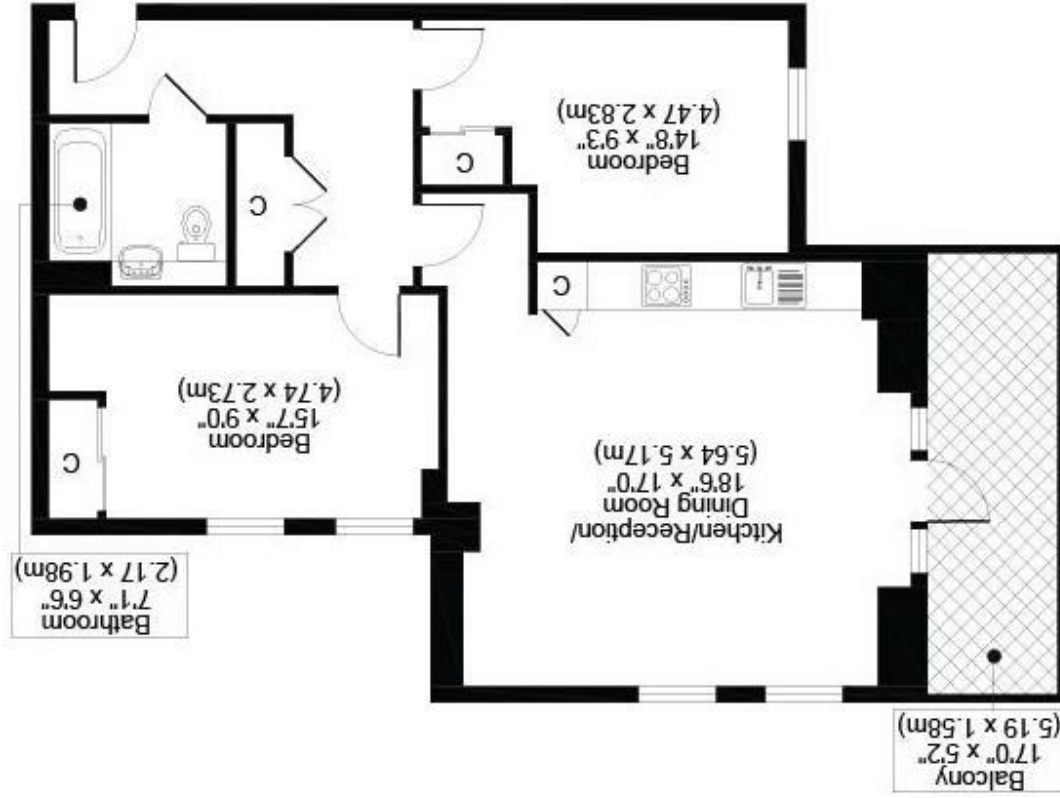




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



POINTELLE HOUSE, LONDON ROAD, SM6  
TOTAL APPROX FLOOR PLAN AREA 743 SQ.FT (69 SQ.M)



# 190 LONDON ROAD, WALLINGTON SM6 7FW

GUIDE PRICE £350,000

GUIDE PRICE: \*\* £350,000 - £375,000\*\*

LOCATED ON LONDON ROAD IN WALLINGTON, WE ARE EXCITED TO PRESENT THIS BEAUTIFULLY MODERN TWO-BEDROOM FLAT WHICH OFFERS A PERFECT BLEND OF COMFORT AND CONVENIENCE. SITUATED ON THE TOP FLOOR, THE PROPERTY BENEFITS FROM LIFT ACCESS, ENSURING EASE OF MOVEMENT FOR RESIDENTS. THE FLAT ALSO FEATURES A PRIVATE BALCONY, PROVIDING A DELIGHTFUL OUTDOOR SPACE TO RELAX AND ENJOY THE VIEWS OF THE SURROUNDING MODERN DEVELOPMENT.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE UNDERGROUND PARKING, A RARE FIND IN URBAN SETTINGS, OFFERING BOTH SECURITY AND CONVENIENCE FOR YOUR VEHICLE. ADDITIONALLY, THE FLAT IS CONVENIENTLY LOCATED CLOSE TO HACKBRIDGE TRAIN STATION, MAKING COMMUTING TO CENTRAL LONDON AND BEYOND A BREEZE.

THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE LOOKING TO EMBRACE MODERN LIVING IN A VIBRANT AREA. WITH ITS APPEALING FEATURES AND PRIME LOCATION, THIS FLAT IS SURE TO ATTRACT INTEREST FROM A VARIETY OF POTENTIAL BUYERS OR RENTERS. DO NOT MISS THE CHANCE TO MAKE THIS LOVELY FLAT YOUR NEW HOME.

LEASE 147 YEARS REMAINING  
SERVICE CHARGES APPROX. £900 HALF YEARLY.

- TWO BEDROOMS
- ONE BATHROOM
- MODERN DEVELOPMENT
- LOVELY VIEWS
- CLOSE TO AMENITIES
- POPULAR LOCATION
- COUNCIL TAX BAND C
- EPC RATING B

