

FOLKLANDS

FOLKLANDS
FOR SALE
0207 9690 1010
folklands.com

ELGIN ROAD, WALLINGTON
GUIDE PRICE £247,500





Elgin Road, Wallington

Approximate Gross Internal Area = 46.7 sq m / 503 sq ft
 Cellar = 8.3 sq m / 89 sq ft
 Total = 55 sq m / 592 sq ft

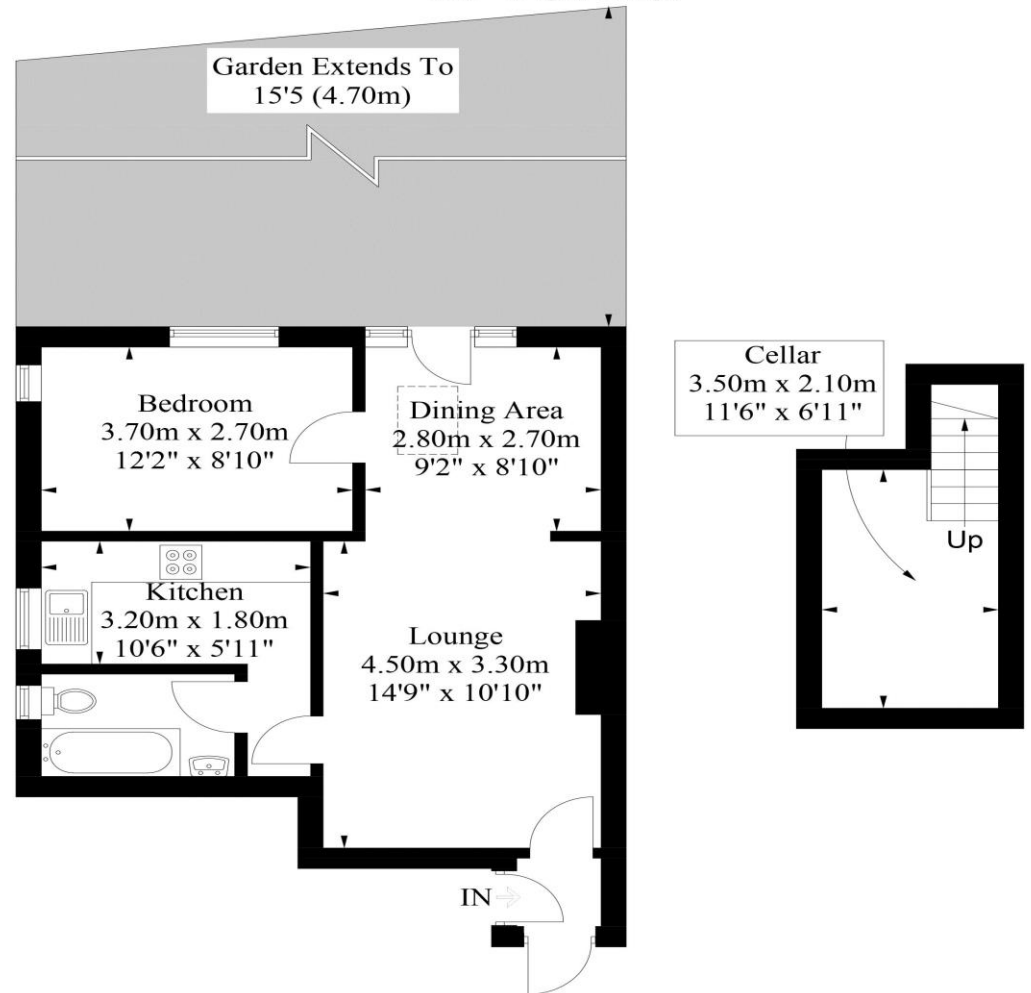
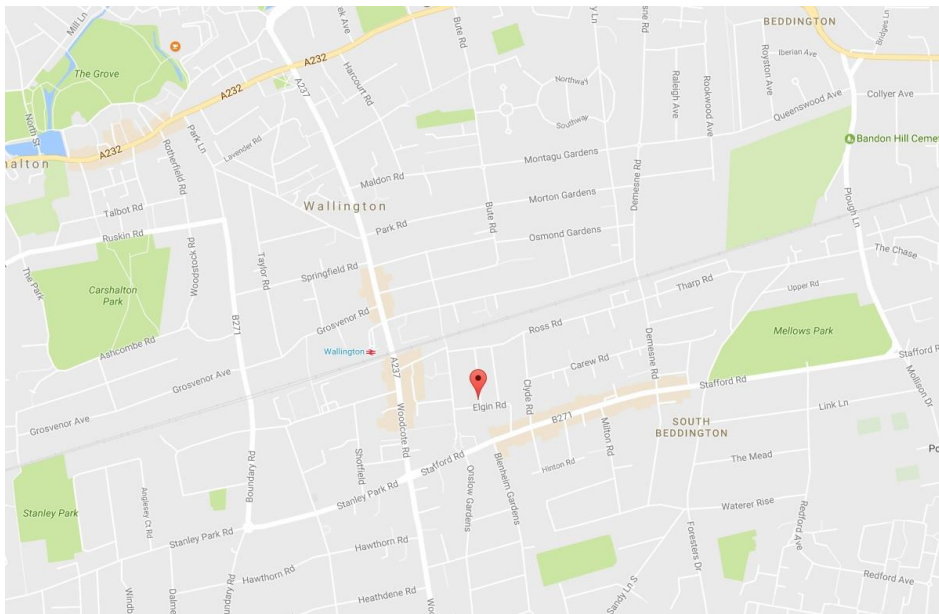


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID311504)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ EPC EER C
- ❖ LONG LEASE
- ❖ 0.1 MILES FROM WALLINGTON TRAIN STATION
- ❖ PRIVATE REAR GARDEN
- ❖ GROUND FLOOR CONVERSION FLAT
- ❖ EXTENDED LIVING SPACE
- ❖ BASEMENT STORAGE ROOM
- ❖ STYLISH NEW BATHROOM SUITE
- ❖ MODERN FITTED KITCHEN
- ❖ IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY



THESE DETAILS HAVE BEEN PREPARED AND ISSUED IN FAITH AND DO NOT CONSTITUTE REPRESENTATION OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. PLEASE NOTE THAT WE HAVE NOT CARRIED OUT A SURVEY OF THE PROPERTY, NOR HAVE WE TESTED ANY OF THE SERVICES OR APPLIANCES.

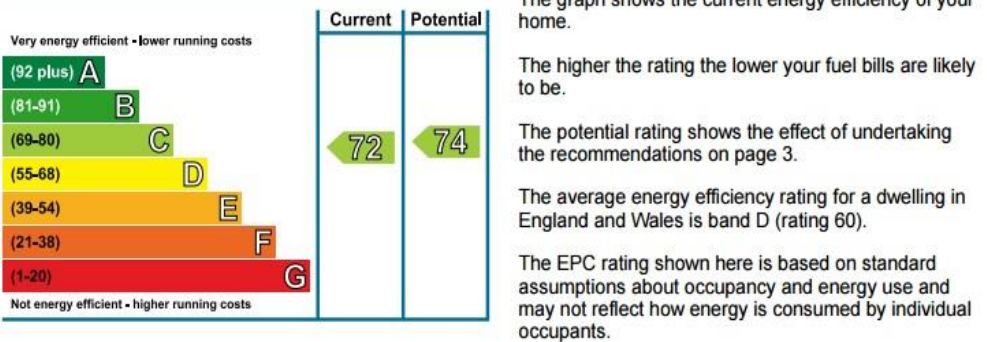
A well presented one double bedroom ground floor garden flat situated within this popular residential road, conveniently located only 0.1 miles from Wallington train station.

This spacious property is offered to the market with a long lease, has its own private rear garden and benefits from a cellar which provides ample storage space, an extended living room and modern decor throughout.

The accommodation comprises one double bedroom, large living room with both a lounge and dining area, a newly fitted three piece bathroom suite, a stylish fitted kitchen and a private South facing rear garden.

Furthermore, this property sits moments from the local Sainsbury, Gym and a wide range of shops, cafes and restaurants.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 60	✓
2 Low energy lighting for all fixed outlets	£15	£ 39	