



barnardmarcus

Parkgate Road, Wallington SM6 0AH

welcome to

Parkgate Road, Wallington

Situated on the sought-after Parkgate Road, this well-presented two-bedroom first floor maisonette offers a fantastic opportunity for buyers and investors alike. The property is in good condition throughout, boasting a bright and spacious reception room, a well-proportioned kitchen, and two generously sized bedrooms.

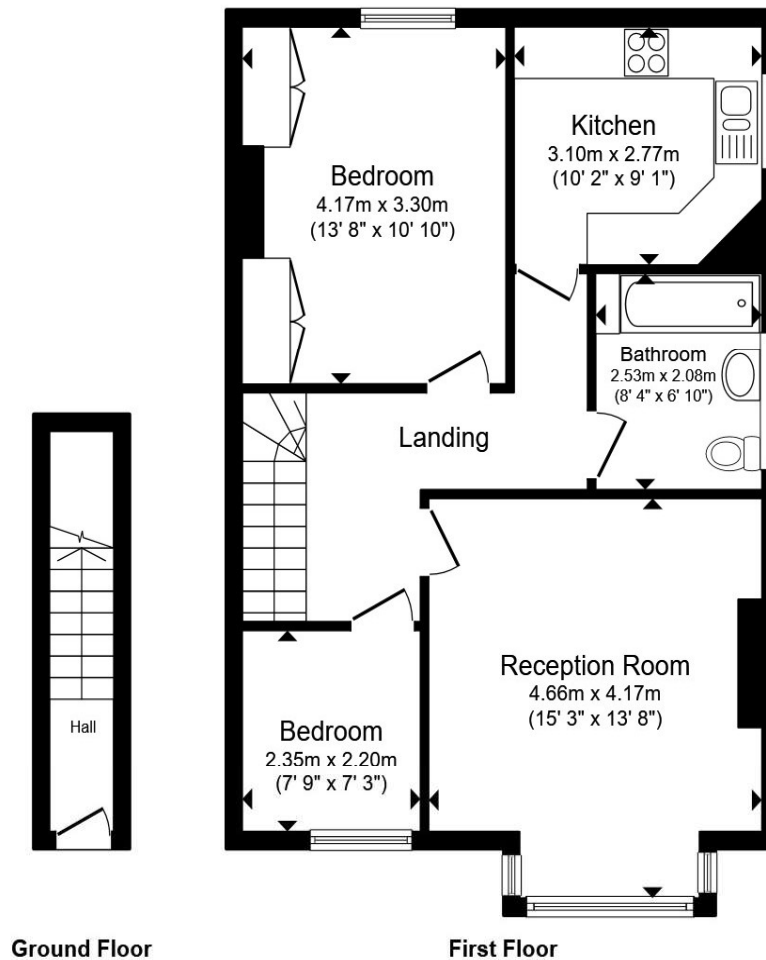
The layout provides comfortable and practical living space, ideal for modern lifestyles.

Further benefits include access to loft space, offering excellent additional storage potential, as well as a share of freehold, providing greater long-term security and appeal. The property also enjoys a well-maintained interior, plenty of natural light, and a welcoming feel throughout.

Perfectly located, the property is just a short walk from Wallington train station, providing excellent transport links into Central London, along with easy access to local shops, amenities, and reputable schools.

An excellent opportunity not to be missed—early viewing is highly recommended.





Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 66.5 m² (716 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Parkgate Road, Wallington

- FIRST FLOOR MAISONETTE
- GOOD CONDITION THROUGHOUT
- ACCESS TO LOFT SPACE FOR ADDITIONAL STORAGE
- SHARE OF FREEHOLD
- SHORT WALK TO WALLINGTON TRAIN STATION

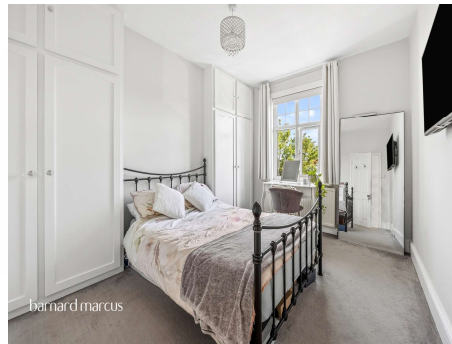
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



view this property online barnardmarcus.co.uk/Property/WLG106609



Property Ref:
WLG106609 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property