

Park Hill Road, Wallington SM6 0SB

Monthly Rental Of £2,350

3 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present to the market, this extremely high standard three-bedroom flat the property has been finished to an extremely high standard. The property comprises of three good sized double bedrooms with master bedroom having an en-suite bathroom. The open plan kitchen/living area is a spacious size with a brand-new kitchen plus breakfast bar. A variety of transport links available – as well as being just a short drive away from the beautiful Surrey countryside. Wallington Train Station is 0.6 miles away and will get you to Central London in 30 minutes. Conveniently, there are also a few main bus routes within walking distance from the flat.

Three Bedroom Apartment

Modern Kitchen/Bathroom

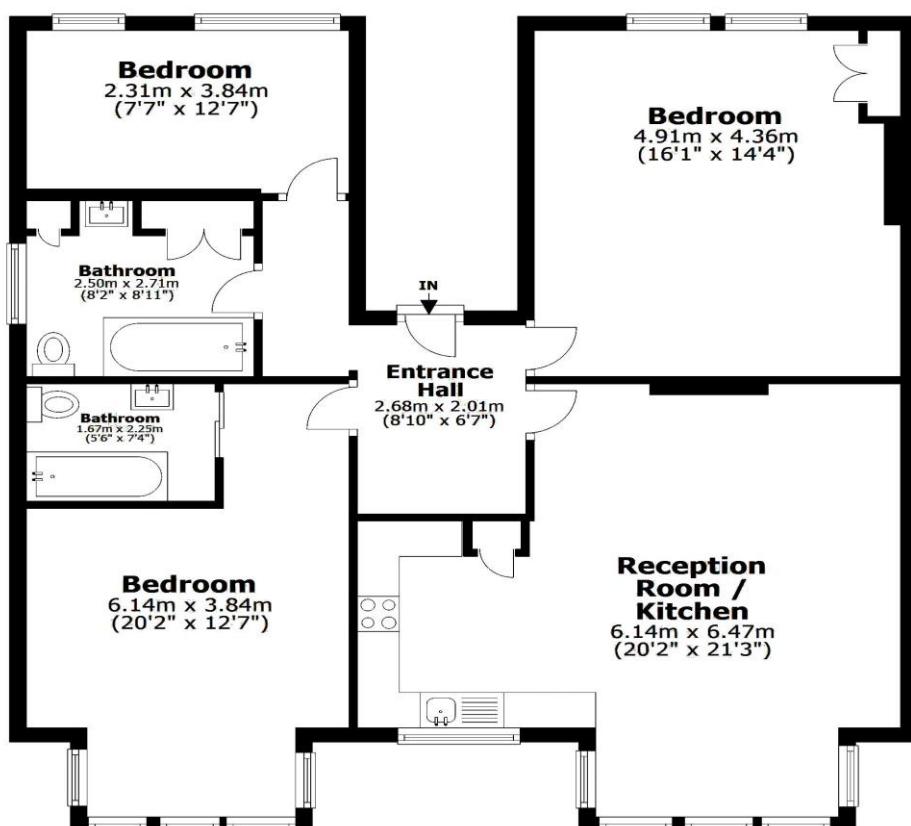
0.6 Miles to Wallington Station

Unfurnished

Mains Gas & Electric, Thames Water,



First Floor



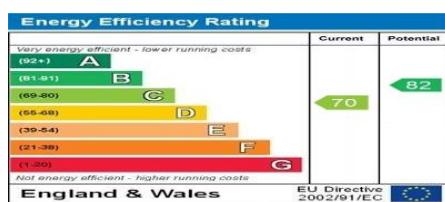
Total area: approx. 100.5 sq. metres (1082.1 sq. feet)

Tenure:

Council Tax: D

Local Authority:

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.