

WOODCOTE ROAD, WALLINGTON, SM6

£300,000 LEASEHOLD

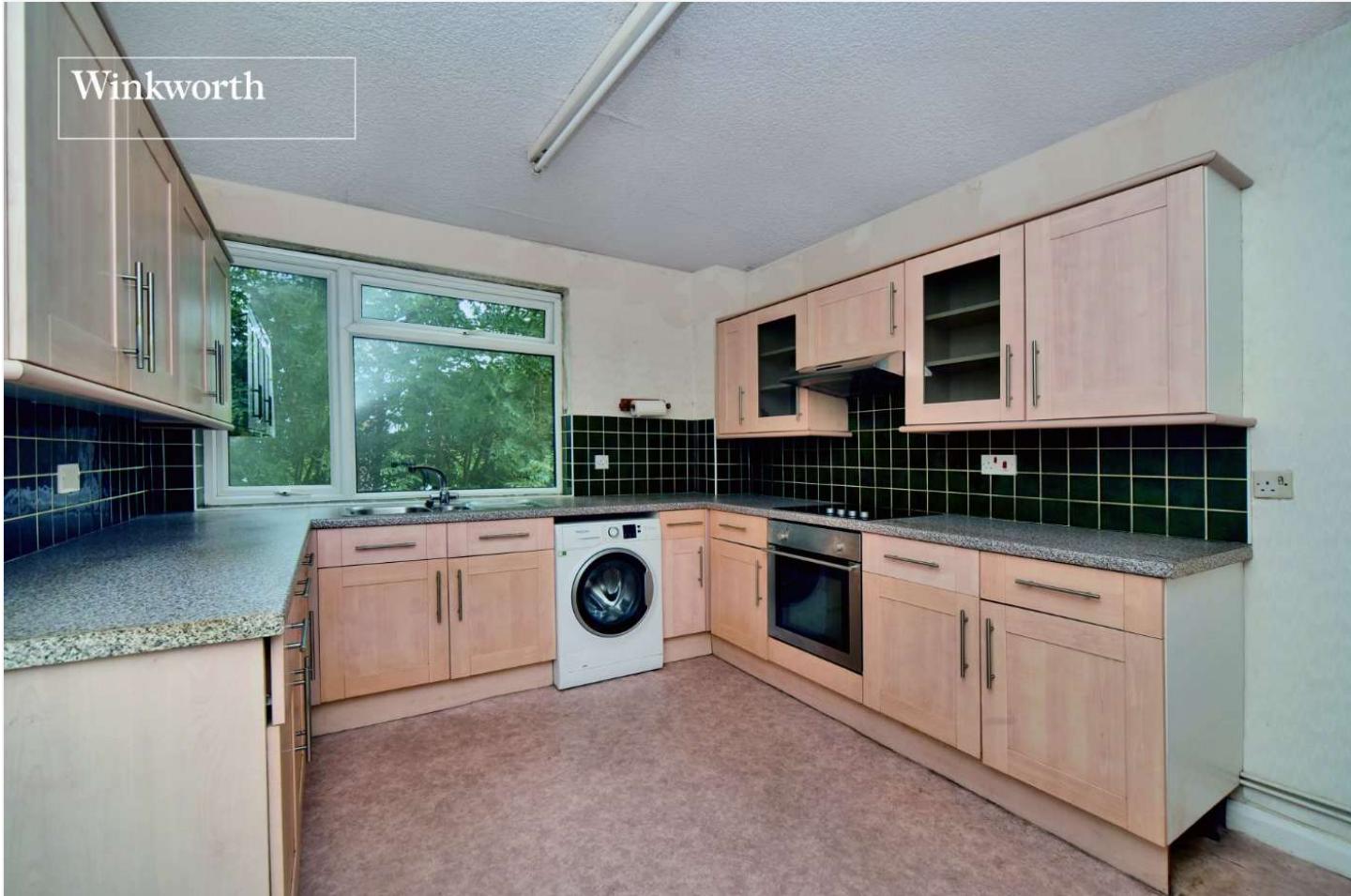
**A TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
FEATURING A PRIVATE BALCONY AND GARAGE EN BLOC
LOCATED IN THE DESIRABLE SOUTH SIDE OF WALLINGTON**

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Cheam Office | 020 8770 7766 | cheam@winkworth.co.uk

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AT A GLANCE

- No Onward Chain
- 760 sq ft Approx.
- Spacious First Floor Apartment
- Southerly Aspect Private Balcony
- Two Double Bedrooms
- Living/Dining Room
- Good Sized Kitchen
- Family Bathroom
- Garage en Bloc
- Resident's Parking
- Long Lease of 900+ years

DESCRIPTION

Situated in the desirable South side of Wallington, this incredibly spacious first floor apartment offers just over approx. 760 sq. ft of accommodation, a southerly aspect private balcony, a garage en bloc and a convenient location close to Wallington town centre, Wallington High School for Girls and a variety of transport links.

The accommodation consists of an entrance hall with three storage cupboards, two well-proportioned double bedrooms, both including fitted wardrobes, a family bathroom, a vast living/dining room with direct access to the private balcony and a good-sized kitchen.

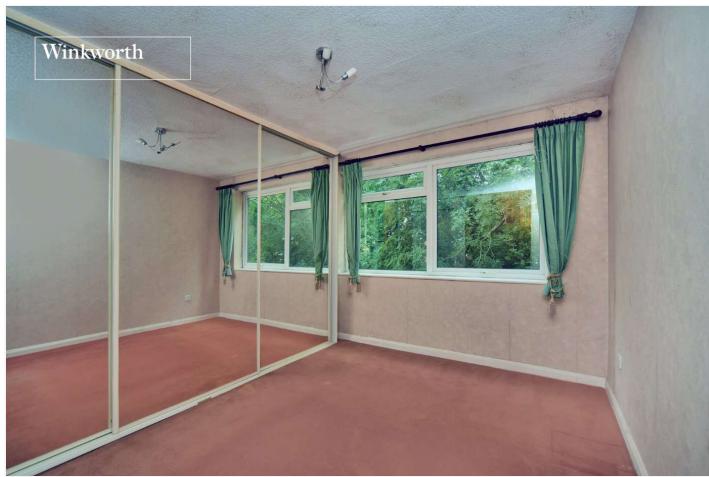
Externally, the property benefits from access to well-maintained shared gardens, featuring mature trees and well-kept lawn areas, ideal for outdoor leisure, plus a garage en bloc and residents' parking.

Locally, the property enjoys a prime location, just a short distance from the highly regarded Wallington High School for Girls, as well as several other well-regarded schools such as Cumnor House School, Wallington Primary Academy and The John Fisher School. The town centre is within easy reach and offers a variety of shops, cafes and local amenities. Commuters will have the choice of Wallington train station, which provides fast and frequent access to Central London as well as a variety of bus routes to surrounding areas.

No onward chain.

The vendor has provided the following information:

The lease has approximately 944 years remaining. The service and maintenance charges are £500 per annum. The buildings insurance is £464.27 per annum. The ground rent is £21 per annum.



ACCOMMODATION

Entrance Hall

Living/Dining Room - 17'8" x 15' max (5.38m x 4.57m max)

Balcony

Kitchen - 13'2" x 10'3" max (4.01m x 3.12m max)

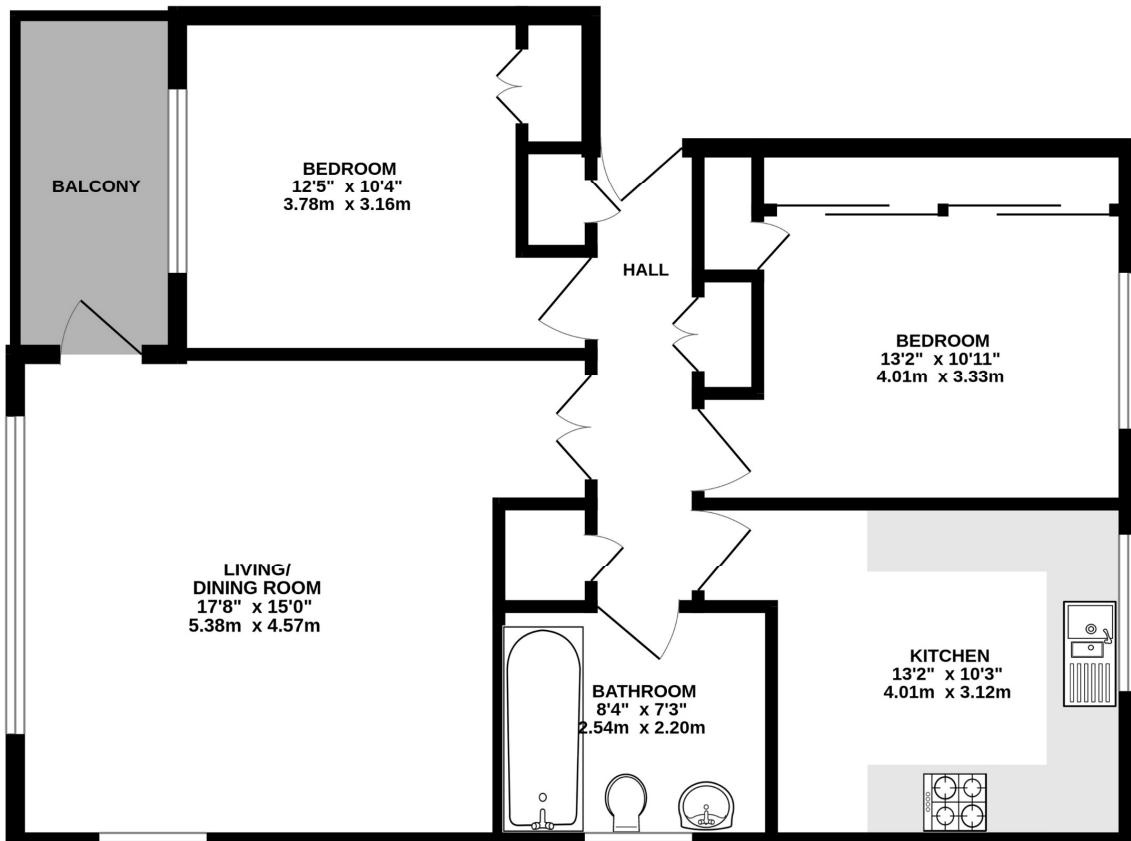
Bedroom - 13'2" x 10'11" max (4.01m x 3.33m max)

Bedroom - 12'5" x 10'4" max (3.78m x 3.15m max)

Bathroom - 8'4" x 7'3" max (2.54m x 2.2m max)



Woodcote Road, Wallington SM6 0PJ
INTERNAL FLOOR AREA (APPROX.) 760 sq ft/ 70.6 sq m



FIRST FLOOR FLAT

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	46 E	
21-38	F		
1-20	G		

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