



**Guide Price**  
**£300,000**

**Leasehold**

1x  1x  1x 

**Chambray House,**  
**London Road,**  
**Wallington, Surrey, SM6**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Triple aspect third floor apartment located moments away from shops and Hackbridge train station
- Offering bright spacious accommodation throughout and in immaculate condition
- Private balcony and lift service
- Underground allocated parking
- Plenty of storage

## Accommodation

### THIRD FLOOR

Entrance Hall: 11'2 x 4'0 (3.41m x 1.22m)

Living Area : 15'1 x 11'9 (4.60m x 3.58m)

Kitchen : 10'3 x 9'4 (3.13m x 2.85m)

Balcony

Bedroom: 11'5 x 11'1 up to fitted wardrobes (3.48m x 3.38m)

Bathroom: 7'2 x 6'6 (2.19m x 1.98m)

### OUTSIDE

Allocated Parking Space

Communal Areas

**Call Wallington - 020 8647 0011 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

## Third Floor

Approx. 55.2 sq. metres (593.6 sq. feet)



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