


## 1 bed apartment to buy in SM6

Restmor Way, Wallington, ., SM6 7GF

# £225,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

## Property features

- Beautifully Presented One Bedroom Apartment
- Modern Throughout
- Spacious Open-Plan Living & Kitchen Area
- Excellent Built-In Storage
- EPC Rating D

## Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

## Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

• Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000*

Situated within a secure and well-maintained development overlooking the picturesque River Wandle, this beautifully presented one-bedroom apartment offers stylish, modern living in a highly convenient location. The property has been finished to a high standard throughout and features a bright and spacious open-plan living area with a contemporary fitted kitchen, creating an ideal space for both relaxing and entertaining. The generous double bedroom benefits from excellent built-in storage, while the modern bathroom has been tastefully appointed with quality fixtures and fittings. Positioned on an upper floor, the apartment enjoys attractive views across the river and surrounding gardens, providing a peaceful setting while remaining well connected. Hackbridge Station is approximately a 10-minute walk away, offering direct links into Central London, and a number of local bus routes are available directly outside the development. This apartment would make an excellent first-time purchase, buy-to-let investment, or lock-up-and-leave home, combining modern accommodation with a desirable waterside location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 121

Annual Service Charge Amount: £821.00

Price: Starting Bid £225,000

Property Type: Apartment

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

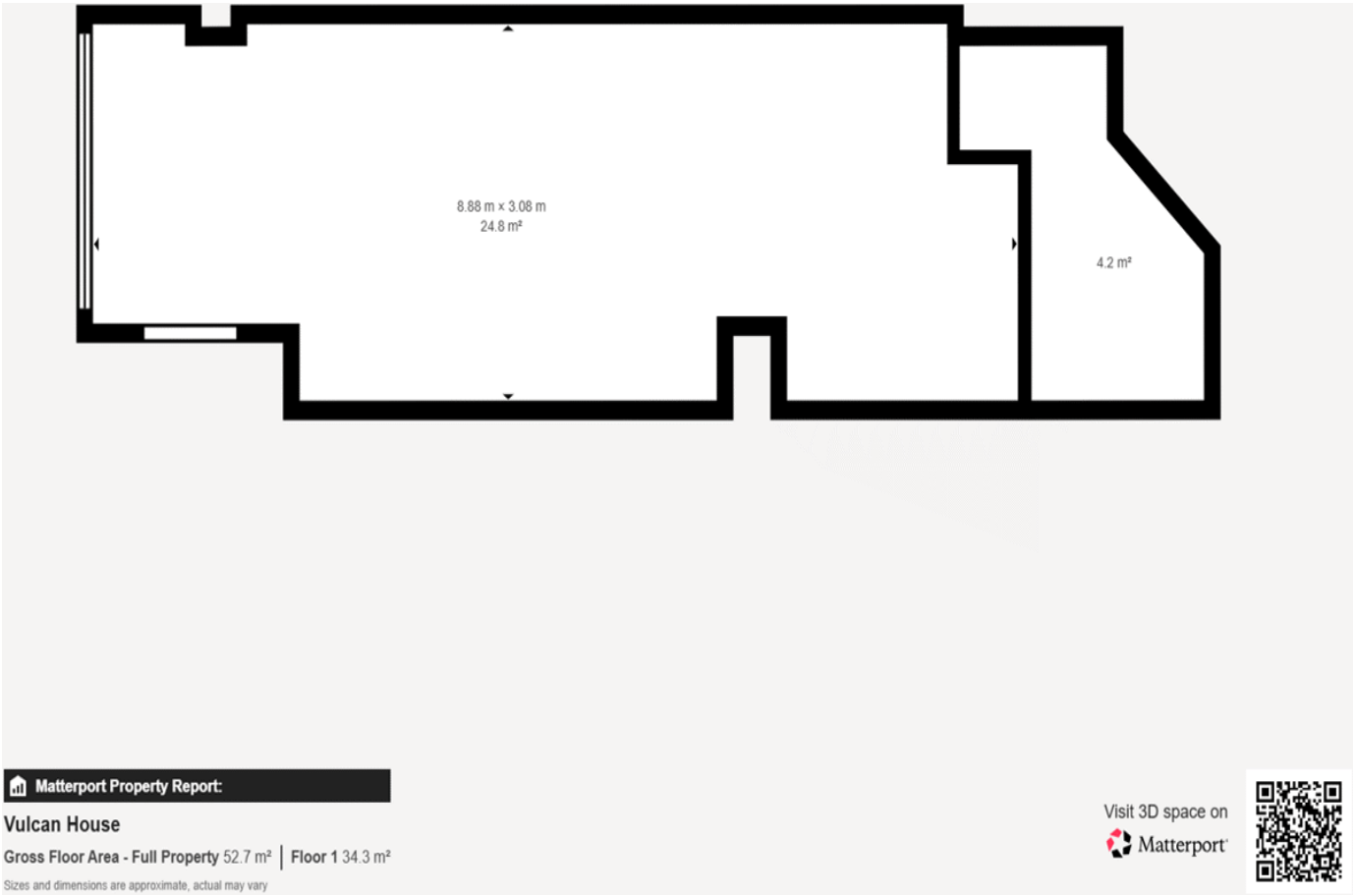
Water meter: No

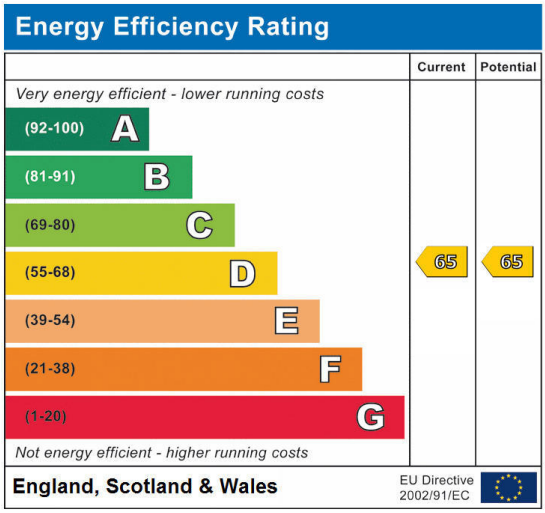
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good




Restmor Way, Wallington, ., SM6 7GF

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk**

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