



Park Road

Guide-Price: £400,000 - £425,000

Located within good proximity to Wallington High Street this contemporary two-bedroom, first-floor apartment includes its own rear garden and a garage.

The interior benefits from a modern design with features including entrance hallway, an open-plan lounge/kitchen, two good-size bedrooms, gas central heating, bathroom and double-glazing.

The rear garden is a good-size with a seating area.

Park Road is ideally-located within good proximity to Wallington High Street, with a wealth of bars, restaurants, gyms, shops and amenities in the local area. Wallington Railway Station offers swift and easy access to a range of stations including London Bridge, London Victoria, West Croydon, Epsom and Sutton. Local bus routes include route 151 which provides access to Sutton and Worcester Park. Popular local schools include Wallington High School for Girls, Holy Trinity C of E Junior School and Wallington County Grammar School. The local area also includes a variety of green spaces including the historic Beddington Park.

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Hallway

The hallway includes wooden flooring, cast iron radiator, dado rail, coved ceiling, smoke alarm and loft hatch.



Lounge Area

The lounge area is open-plan with the kitchen area and dual-aspect. Features include wooden flooring, cast iron radiator, double-glazed two-casement window with shutters, coved ceiling and down-lights.



Kitchen Area

The kitchen area is open-plan with the lounge and includes wall & base level units with work surface area, undermount sink with drainer & stainless-steel mixer tap, stainless-steel AEG extractor hood, integrated wine cooler, integrated fridge-freezer, integrated washing machine, space for five-ring range cooker, double-glazed single-casement window with shutters, concealed combination boiler, coved ceiling, smoke alarm and down-lights.



Bedroom Two

Bedroom two includes wooden flooring, double-glazed single-casement window with shutters, cast iron radiator, dado rail and coved ceiling.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

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Bathroom

The bathroom includes tiled floor, partially-tiled walls, wash-hand basin with stainless-steel mixer tap, panel-enclosed bath with shower hose attachment & wall-fixed controls, low-level W.C with dual-flush & concealed cistern, chrome heated towel rail, double-glazed single-casement opaque window, covered ceiling and down-lights.



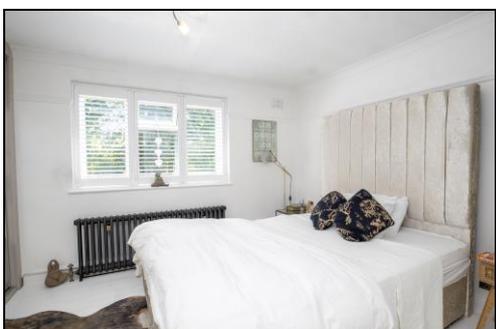
Bedroom One

Bedroom one includes cast iron radiator, fitted wardrobe, double-glazed three casement window with shutters, picture rail and covered ceiling.



Garage

The garage includes an up & over door.



Rear Garden

The rear garden is partially paved and partially laid to lawn. Features include lighting, a decked seating area and a range of plants & shrubs.



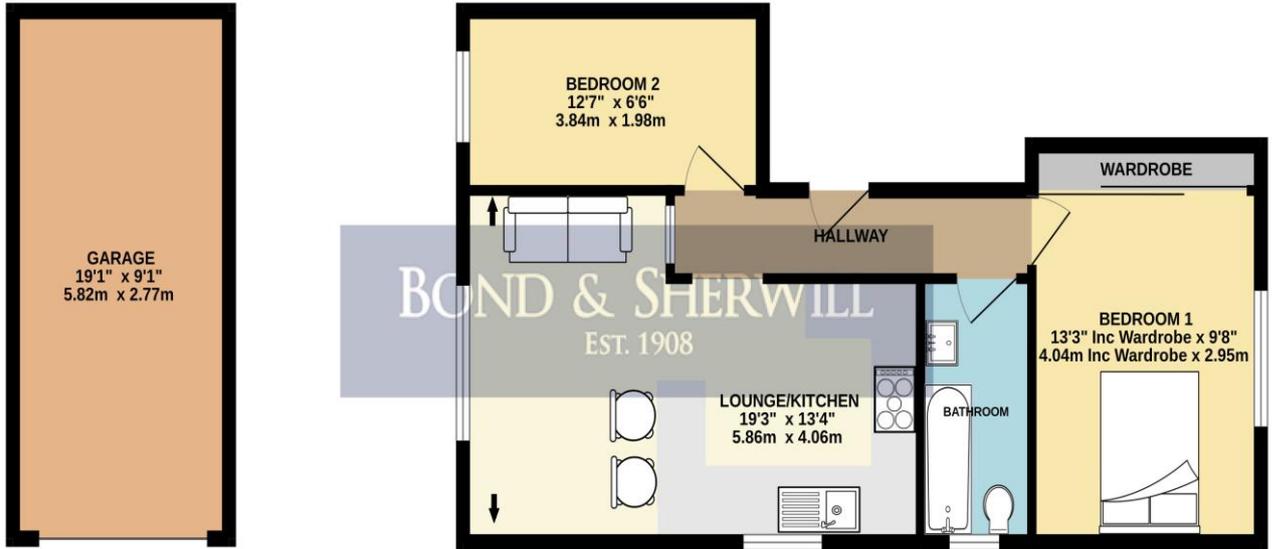
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GARAGE
173 sq.ft. (16.1 sq.m.) approx.

FIRST-FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 525sq.ft. (48.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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