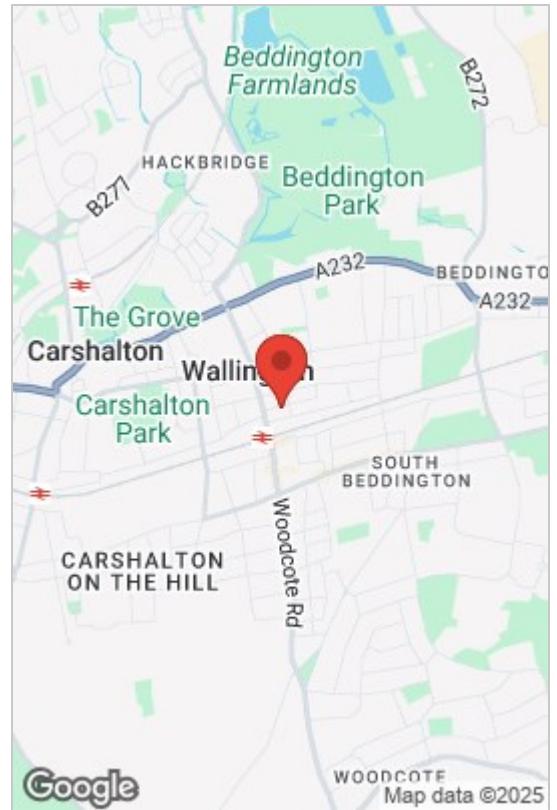




Belmont Road, SM6 8TE

£825 PCM





- Self Contained Studio
- Great location
- Freshly painted throughout
- Great finish throughout
- Top Floor
- Including gas and hot water
- Own shower room
- Built in Wardrobe
- Shared use of washing machine

Mercer Taylor is delighted to present this charming top-floor studio flat in the heart of Wallington.

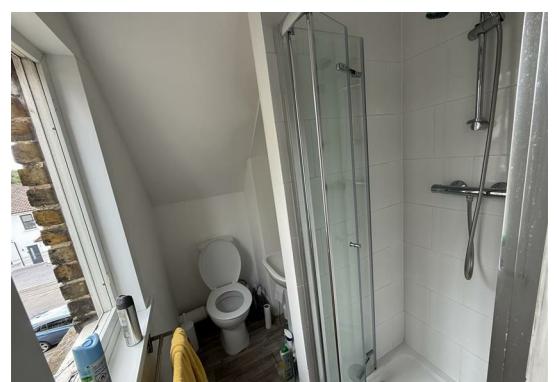
This well-maintained studio offers a bright and airy living space, featuring a good-sized bedroom area complemented by a separate shower room and a compact yet functional kitchenette—ideal for those seeking a comfortable and convenient home.

Additional perks include a communal washing machine, a secure entry phone system, and double-glazed windows, ensuring both comfort and security. The property also benefits from gas central heating, which, along with hot water, is included in the rent.

Situated just a short walk from Wallington Railway Station, this studio is perfect for commuters needing quick and easy access to Central London. The property is also just minutes away from Wallington High Street, offering a variety of shops, restaurants, cafés, and other essential amenities.

This studio flat is available furnished or unfurnished.

Council Tax Band: A



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Unit 3, The Show House Merton Abbey Mills, Watermill Way, Colliers Wood, London, SW19 2RD

Tel: 020 8672 1066 | Email: info@mercertaylor.co.uk

www.mercertaylor.co.uk