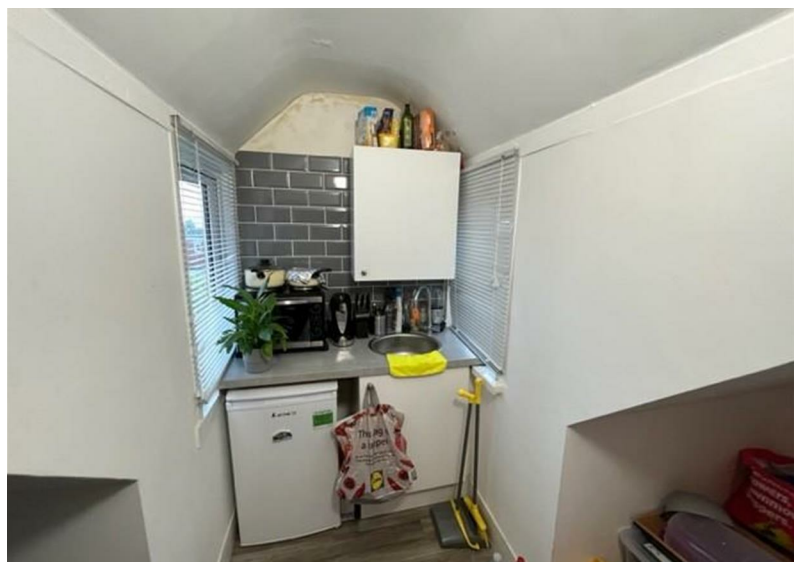




**Belmont Road, SM6 8TE**  
**£825 PCM**

 1  1  0  D







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

### ■ Top Floor

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

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