



77 Woodcote Road, Wallington, Surrey SM6 0QP

Offers In Excess Of £360,000 - Leasehold



**WILLIAMS  
HARLOW**





Williams Harlow Cheam - An ultra modern two double bedroom, two bathroom flat. Nearly new, this purpose built block is close to all the very best Wallington local amenities and schools. The apartment consists of two double bedrooms, two bathrooms (one en-suite) and a large open-plan kitchen-reception room with integrated appliances and full-length window doors. Additional benefits include allocated car parking and large private balcony. Offered without an onward chain and ready to view.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>88</b>               | <b>88</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |





















## The Property

A large modern block built in 2017, benefits of which include an exceptional energy rating. Luxury features also include double bedrooms, two bathrooms and a very large reception room running open plan onto the kitchen. You wouldn't need to do any work and can enjoy the modernity of the decor at will. The block also offers a lift.

## Outdoor Space

The balcony provides a perfect solution for outdoor space; kick back after a long day with a long and lazy G and T. The allocated parking is really handy.

## The Area

Wallington forms part of the borough of the Greater London borough of Sutton. As Sutton borders Surrey, it has a blend of the relaxed Surrey vibe with the convenience and shopping experiences of Greater London. The initial draw for many will be the excellent local schools, which are varied and outstanding. Additionally, the area has two long and busy high roads and a train station serving London Victoria and London Bridge. Of the area, it's considered that South Wallington is the most favoured postcode to live in and thankfully this property fits that brief. Nearby towns include Croydon, Banstead, Sutton and Carshalton.

## Why You Should View

Easy modern living with low energy bills, parking and quick access into Wallington Highstreet.

## Local Schools

John Fisher – Boys Catholic- Ages 11 – 18  
Foresters Primary – Mixed state – ages 3 – 11  
Bandon Hill – Mixed state – ages 3 – 11  
Wallington Girls – Grammar – ages 11 – 18  
St Elpheges – Mixed Catholic, Ages 3 – 11  
Wilsons – Boys Grammar – Ages 11 – 18

## Local Transport

Buses From Wallington:

127 - Wallington to Tooting  
151 - Wallington to Worcester Park  
157 - Wallington to Morden  
410 - Wallington to Crystal Palace  
455 - Purley to Wallington Via Wets Croydon  
463 - Coulsdon to Mitcham  
633 - Coulsdon to Mitcham  
S4 - Wilsons School to St Helier  
Trains from Wallington: Southern Service London  
Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

## Features

Two Bedrooms - Two Bathrooms - Second Floor - Balcony -  
Large Reception Room - Fitted Kitchen

## Benefits

Long Lease - No Onward Chain - Short Walk to Highstreet -  
Close to Exceptional Schools - No Work Option

## Lease

117 Years

## Service Charges

The annual ground rent is GBP 350.

The maintenance charges vary between 130-140 per month.

## Parking

One allocated car parking space to the rear of the building  
access via the security gates

## EPC AND COUNCIL TAX

B and Council Tax Band D (£2,166.18) 2024 / 25

## Why Williams Harlow

We offer specific and professional expertise within this area.  
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very best service with honesty and integrity.





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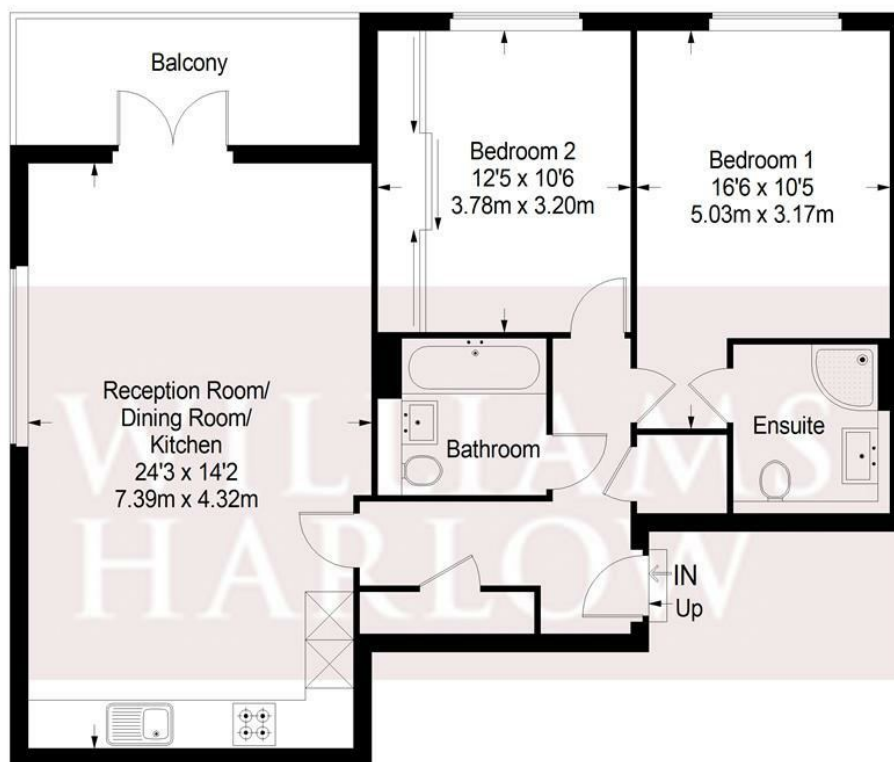
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## Helmsdale Court



**Second Floor = 828 sq ft**

Approximate Gross Internal Area  
SECOND FLOOR = 828 sq ft / 76.92 sq m  
Total = 828 sq ft / 76.92 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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