

## 77 Woodcote Road Wallington, London SM6 0QP

WILLIAMS HARLOW ARE PRESENTING A MODERN TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT TO THE MARKET. Situated within a modern, purpose built block close to all the local amenities and schools. The apartment consists of two double bedrooms, two bathrooms (1 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. Available immediately on an unfurnished basis.

£1,650 Per Month Unfurnished



## BUILDING

Approximately 4 years in age and small rise of only 3 floors. The apartment is located to the rear of the building.

## ENTRANCE

Located on the second floor.  
Front door leading to..

## HALLWAY

Provides access to all rooms...

## RECEPTION-KITCHEN

Full length room with modern built-in kitchen with integrated appliances and tiled floor. The reception area is carpeted with double-glazed french doors opening onto.....

## BALCONY

a private balcony with wood decking and stylish metal railings

## BEDROOM 1

Double size room with carpets and double-glazing

## EN-SUITE BATHROOM

Shower room with WC and hand-basin

## BEDROOM 2

Double room with carpets, double-glazing and built-in sliding wardrobes

## FAMILY BATHROOM

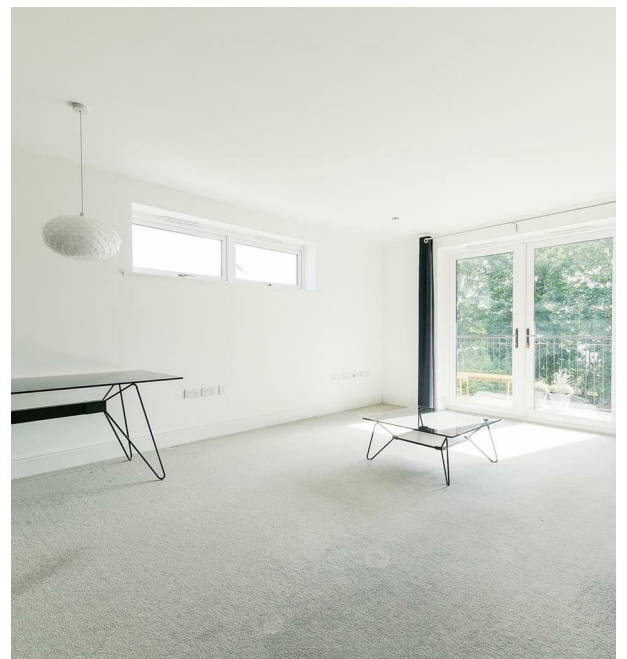
Shower over bath, WC and hand-basin

## CAR PARKING

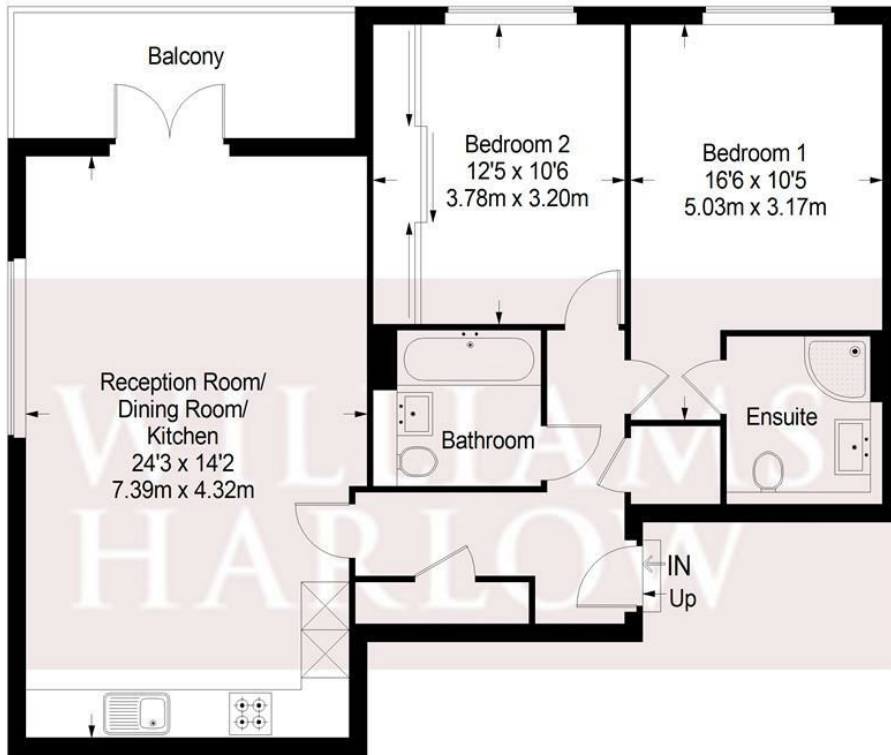
One allocated car parking space to the rear of the building access via the security gates

## COUNCIL TAX

Council Tax Band D (£2,269.72) 2025 / 26



## Helmsdale Court

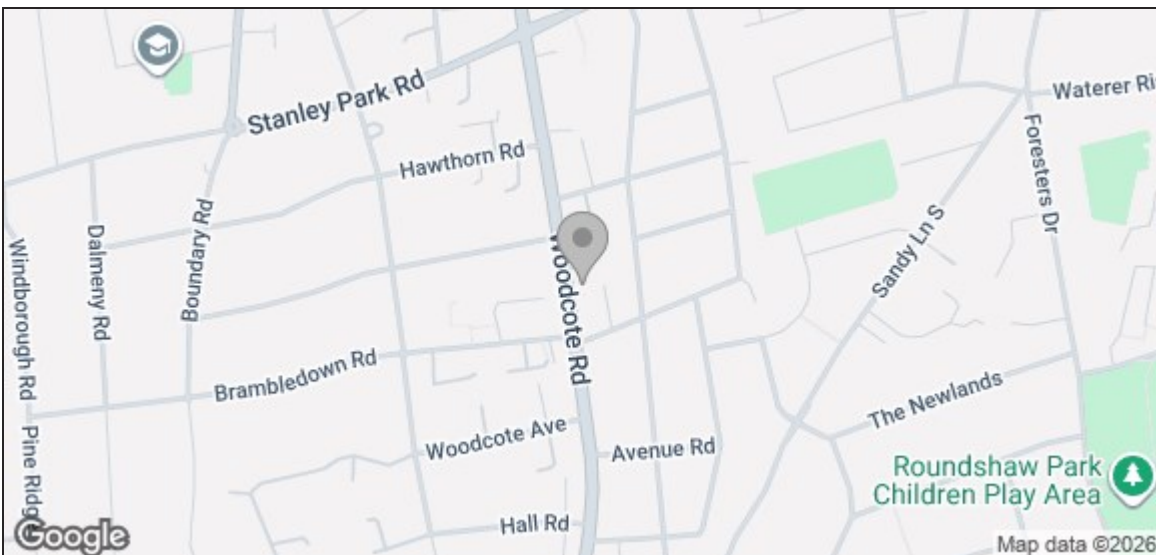


**Second Floor = 828 sq ft**

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)



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	