



77 Woodcote Road, Wallington, London SM6 0QP

£1,650 PCM -

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**WILLIAMS
HARLOW**



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 beginning of December on an unfurnished basis.

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



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 (£2,166.18) 2024 / 25



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Cheam Office

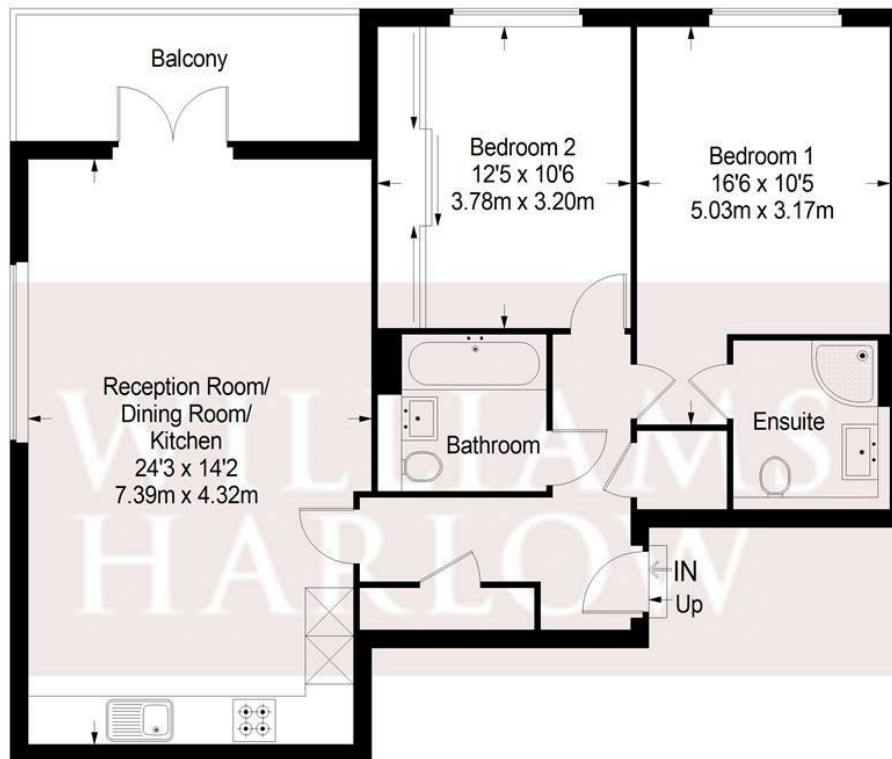
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Helmsdale Court



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)

**WILLIAMS
HARLOW**