



Flat 12, 23 Foxglove Way

Wallington SM6 7JR

Guide price £150,000



# Flat 12, 23 Foxglove Way, Wallington, SM6 7JR



A great opportunity to own a well presented top floor studio flat, situated in a popular modern development in Hackbridge, an ideal purchase for a single professional, first time buyer or those looking for an investment.

Foxglove Way is ideally located for easy access to local shops and fantastic transport links. Hackbridge train station is just a short walk away with its fast links in Central London, and there are also various bus routes nearby servicing Mitcham, Tooting, Sutton and Wallington.

## Accommodation

Door entryphone into communal hallway, Stairs to 2nd floor. Front door into

### Entrance Hall

Wall mounted door entryphone, large storage cupboard housing hot water tank.

### Studio Room

Bay window to front aspect, wood laminate flooring.

### Kitchen

Work surfaces with drawers and cupboards below, matching wall units, stainless steel sink with

chrome mixer tap, space and plumbing for washing machine and dishwasher, space for fridge/freezer, part tiled walls, window to side aspect..

### Bathroom

Modern white suite comprising low level enclosed WC combined with inset sink with vanity area, cupboards below and modern chrome fountain style mixer tap, chrome shower cubicle with modern chrome shower fittings, tiled walls with feature mosaic border design and tiled flooring, chrome radiator/towel rail, extractor fan.

### Outside

Residents allocated parking, well kept communal grounds.



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## Floor Plan

288 sq.ft. (26.8 sq.m.) approx.



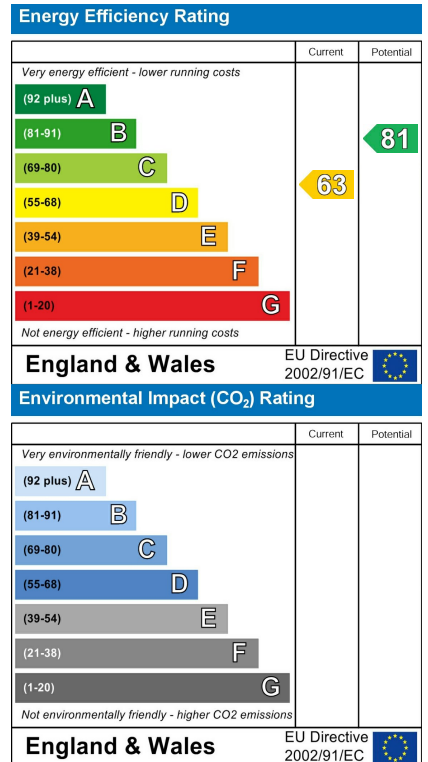
TOTAL FLOOR AREA : 288 sq.ft. (26.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with the perspective purchase. The contents, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with AutoCAD © 2022

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cromwells Office on 0208 647 4422 if you wish to arrange a viewing appointment for this property or require further information.

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