



Poppy Close, Wallington SM6 7HD

welcome to Poppy Close, Wallington

This well-presented one-bedroom ground floor flat is situated within a modern, purpose-built development just moments from Hackbridge station and within walking distance of Mitcham Junction. The property offers bright, comfortable living throughout and is ideal for first-time buyers, downsizers or investors alike.

Internally, the flat is in good decorative order and comprises a spacious double bedroom, a light-filled reception room, a well-maintained kitchen and a clean, modern bathroom. The layout is practical and functional, offering a homely feel with plenty of natural light.

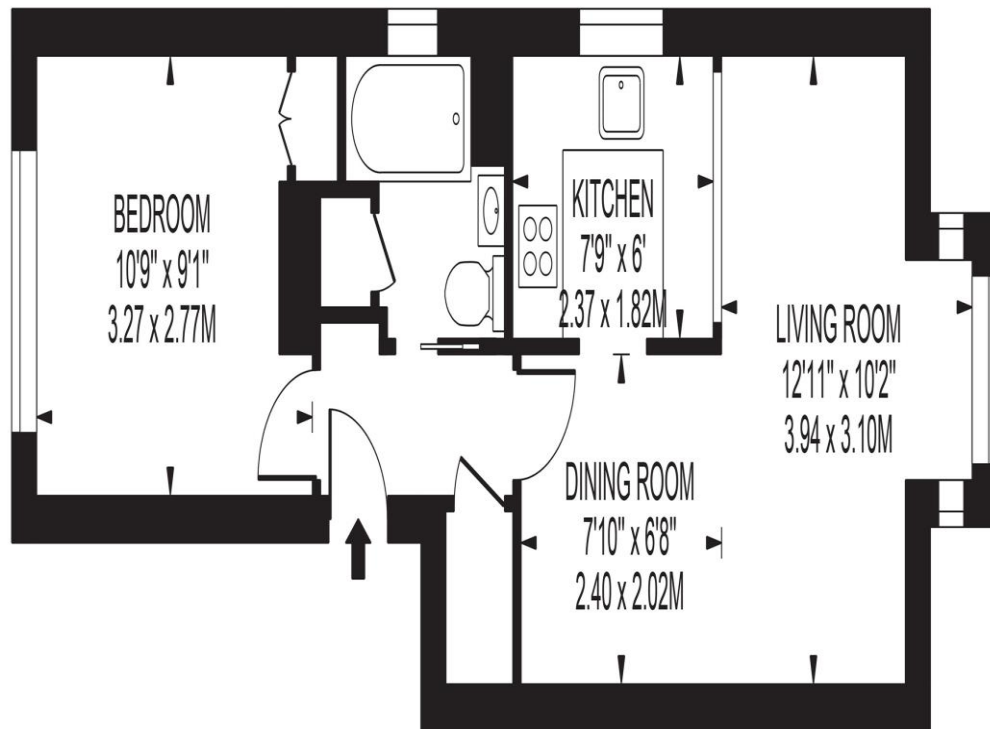
Externally, the flat benefits from allocated parking, a valuable asset in this location, along with communal grounds. With a long lease in place, this is a low-maintenance property ready to move straight into.

Perfectly positioned for excellent transport links, the flat is just a short walk from Hackbridge Station (Zone 4, Thameslink services) and Mitcham Junction offering easy access to central London via Southern Rail and the Tramlink network. Local shops, supermarkets and other amenities are also close by, making this a convenient and well-connected place to live.



POPPY CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 397 SQ FT - 36.84 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Poppy Close, Wallington

- One double bedroom
- Ground floor flat in purpose-built block
- Good decorative order throughout
- Spacious reception room
- Separate fitted kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109591



Property Ref:
MTM109591 - 0002

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