



GROUND FLOOR
 403 sq.ft. (37.4 sq.m.) approx.

What every agency has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for errors of detail, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or accuracy can be given.
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SILVERMAN
BLACK
 PROPERTY SPECIALISTS





Flat 5 Barons Court 21 Whelan Way

Wallington, SM6 7NF

£235,000

Silverman Black is delighted to offer this spacious and well appointed one bedroom first floor apartment situated in a select private development backing onto the Guy Road recreation ground and adjoining Beddington Park. In terms of accommodation, the flat comprises a good size lounge/dining room, an enclosed kitchen with ample storage and worktop surfaces, a generously proportioned double bedroom and a refitted shower room with a white suite and walk-in shower cubicle. The property is presented in very good decorative condition, with quality laminate flooring throughout the main accommodation, good internal storage within the flat itself, electric storage heating and double glazing. Externally, the property has an allocated parking space within the development and well maintained communal areas, whilst offering easy access to the "Guy Road Rec" at the rear, the River Wandle and the wide open spaces of Beddington Park. The property has a 125 year lease granted in 2016 - so benefits from the balance of 117 years unexpired. In terms of local facilities, BR stations are accessible at Waddon (1.1 miles) and Hackbridge (1.2 miles, 25 mins walk), with an Asda superstore 0.8 miles distant and the Valley retail park, which incorporates B&Q, a Vue Cinema multiplex, IKEA, Next, a Hollywood Bowling facility and numerous restaurants, is only 1.2 miles distant. Viewing of this excellent starter home is highly recommended - so call Silverman Black today to book an appointment to visit.

- A spacious and well appointed one bedroom, first floor apartment situated in a small private development backing onto the Guy Road recreation ground and the River Wandle
- Accommodation comprises a good size entrance hall with storage facilities, a generous lounge/dining room with a bay window to the front, an enclosed kitchen, a double bedroom and a refitted shower suite
- Externally, there are well maintained communal areas and the flat has an allocated parking space
- Lease - 125 years from 2016 - so currently has around 117 years unexpired; Council Tax band C (London Borough of Sutton); EPC rating "C"
- Good decorative condition, quality laminate floors, electric storage heating, double glazing
- Local BR stations at Waddon - 1.1 miles distant giving access to East Croydon and London Bridge - and Hackbridge 1.2 miles - with trains to Clapham Junction and London Victoria
- All of West Croydon's shopping facilities are on hand including the Valley Retail Park which includes B&Q, Next, The Vue Cinema multiplex and IKEA
- Viewing of this excellent starter home is highly recommended.

