



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS



Flat 67 Chambray House London Road, Wallington, SM6 7FL

Offers Over £375,000



## Flat 67 Chambray House London Road

Wallington, SM6 7FL

Offers Over £375,000

Silverman Black is delighted to offer this chic & stylish two bedroom corner apartment in one of the Borough's most popular and up-scale developments. Positioned only matter of yards from both Hackbridge BR station and a full selection of local shops, this quality apartment affords spacious and well proportioned accommodation, a luxury fitted kitchen, a south facing balcony and an allocated parking bay in the secure garage beneath the building! On entering the apartment, there is a wide, welcoming hallway with two extra-deep cupboards providing plentiful storage space whilst the living area comprises a large dual aspect lounge with double French doors to the private balcony, a fully integrated and luxuriously appointed kitchen suite with plenty of room for a dining table. The bedroom accommodation comprises two generously sized double bedrooms and a large, bright bathroom facility with a thermostatic shower over the bath. Other benefits include full central heating, "over-size" double glazed windows, a video-entryphone security system and a long lease - with around 148 years unexpired on the term. Overall - a quite outstanding luxury apartment with real "wow factor" - which needs to be "experienced" to be appreciated fully! Call today to book your appointment to view.

In terms of local facilities, Hackbridge BR station is approximately 200 yards away and affords easy, fast access to Clapham Junction and London Victoria, whilst Hackbridge itself offers a good range of shopping facilities including a new Lidl supermarket. There is a regular bus service from the village centre to Purley and to Morden Underground Terminus (Northern Line), with access to Tram services (Wimbledon to Beckenham via East Croydon) at Mitchem Junction, which is about 1 mile distant.

- A stylish, beautifully presented luxury two bedroom apartment located in a landmark development only 200 yards from Hackbridge BR station
- Accommodation features a bright and airy open plan living space with double French doors to a south facing balcony and a fully integrated luxury kitchen
- Two generous double bedrooms with a large family bathroom with thermostatic shower
- "Outsize" double glazed windows, central heating, video-entryphone security system, allocated parking bay in a secure underground garage
- Long lease with approximately 148 years unexpired on the current term. £300 pa Ground Rent; £1,250 pa Service Charges
- Council Tax band: "C"; EPC rating: "B" (83/83)
- Walking distance to Hackbridge BR station which gives fast access to Clapham Junction & London Victoria; Bus service to Modern Underground terminus (Northern Line)
- Access at Mitcham Junction (1 mile distant) to the South London tram network - accessing Wimbledon, Beckenham and East Croydon
- Viewing highly recommended

