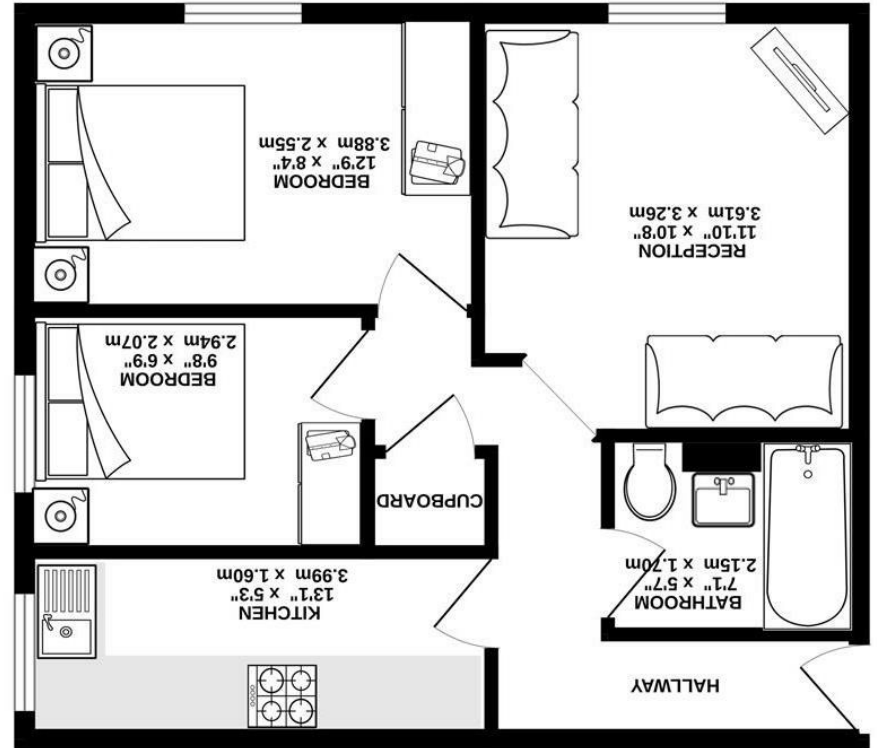


When every attempt has been made to ensure the accuracy of the description contained here, measurement of doors, windows, rooms and any other feature are given to the best of our knowledge and belief. The floor plan is intended as a guide only and should not be used as such by any prospective purchaser. The vendor, Silverman Black, does not warrant or guarantee the accuracy of the description or the floor plan. It is the responsibility of the prospective purchaser to verify the accuracy of the description and floor plan. Made with AutoCAD 2014



GROUND FLOOR
 476 sq.ft. (44.2 sq.m.) approx.

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





Flat 6 4 Primrose Close

Wallington, SM6 7HJ

Price Guide £265,000

Silverman Black is delighted to offer this spacious and well presented two bedroom top floor apartment on the Wandle Meadows development, less than 10 minutes walk from Hackbridge shops and BR station. The property comprises a good size entrance hall with a deep storage cupboard, a bright lounge with a southerly aspect, a well equipped kitchen with several almost new appliances, two spacious bedrooms and a well-equipped bathroom. Other benefits include electric heating, double glazing and an entryphone security system. Externally, there is ample resident's parking to the front of the building with an allocated bay for the apartment and several visitor's spaces, plus a huge communal lawned area immediately to the side - ideal for use by the residents of Block 4. The property is being sold "vacant" and with no onward chain - so hopefully this will be a quick & uncomplicated purchase! In terms of facilities, Wandle Meadows has always been popular with young professionals, commuters and investors as it is located about 10 minutes walk from Hackbridge BR station, whilst the village itself has seen major investments over recent years including the new Hackbridge Primary School campus and a new Lidl supermarket, complementing the local shopping facilities. There is an excellent bus service heading up to Mitcham & Morden - with tram services available at Mitcham Junction (approx 1 mile distant) giving access to Wimbledon and Beckenham via East Croydon. Viewing of this good size and conveniently located apartment is strongly recommended - so please call today to book your appointment.

- A spacious and well presented two bedroom top floor apartment located on the popular Wandle Meadows development - only 10 minutes walk to Hackbridge BR station
- Comprising a generously proportioned living room, a well equipped kitchen with relatively new appliances, two good size bedrooms, family bathroom and good storage facilities
- Other benefits include double glazing, electric heating and an entryphone security system
- Allocated parking bay for the apartment plus ample visitors spaces and a large communal lawn located immediately beside the block
- Full vacant possession with no onward chain
- Leasehold - with 115 years unexpired on the current lease, Council Tax Band "C"; EPC rating "C" (79/81)
- 0.25 miles from Hackbridge Village (5 minutes walk) & Hackbridge Primary School; 0.5 miles to Hackbridge BR station offering fast & frequent trains to London
- Approx 1 mile to Mitcham Junction tram stop - giving access to the Wimbledon to Beckenham service (via East Croydon)
- Viewing highly recommended - so call today to book an appointment to visit

