

Produced for Silverman Black Estate Agents. REF: 1184958
 International Property Measurement Standards (IPMS2 Residential). © nidecom 2024.
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating

FIRST FLOOR

Bedroom 1
 16'11 (5.16) max
 x 12'8 (3.86) max

Bedroom 2
 12'4 (3.76)
 x 7'6 (2.29)

Kitchen /
 Reception Room
 15'1 (4.60)
 x 12'5 (3.78)

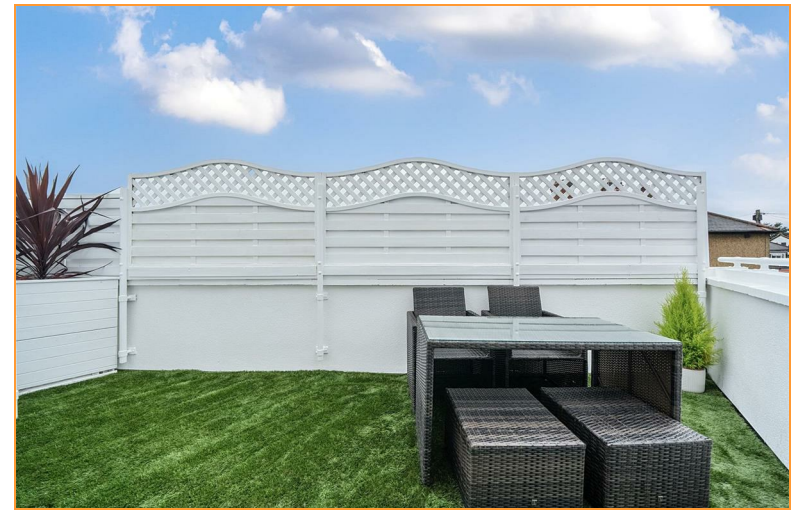
Bathroom

Balcony

Approximate Area = 686 sq ft / 63.7 sq m
 For identification only - Not to scale

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 PROPERTY SPECIALISTS





Flat 4 Dale Court 16 Wandle Road

WALLINGTON, SM6 7EQ

Offers Over £375,000

Welcome to this stunning modern conversion apartment located on Wandle Road offering two bedrooms and two bathrooms. Built out in 2015, this stylish property boasts a modern and flexible design, perfect for those looking for a bright contemporary living space with a certain "wow factor".

Located on the first floor of this converted warehouse, one of the highlights of this property is the large, open plan, fully integrated kitchen/living area - perfect for entertaining and whipping up delicious meals to enjoy with friends. The recent conversion of this apartment together with other improvements by the current owners (new carpets and a new boiler) means that everything is in pristine condition, giving you a hassle-free move-in experience.

The flat also features an exceptional master bedroom suite - affording ample clothes storage and a stunning private ensuite shower room - whilst the current owners have repurposed the second bedroom for use most of the time as a TV room/Study. In addition there is a well equipped family/guest bathroom and a deep walk-in cupboard providing excellent storage space.

Added extras include the added convenience of private parking space, ensuring you never have to worry about finding a space after a long day, and access to a sizable communal bike storage shed. The cherry on top is the roof terrace, offering a lovely outdoor space where you can unwind and enjoy the views.

With a long lease in place, you can rest assured that this property is a solid investment for the future. Don't miss out on the opportunity to make this stylish and modern flat your new home. Contact us today to arrange a viewing and take the first step towards owning or renting this fantastic property on Wandle Road.

- A stylish and flexible two bedroom/two bathroom first floor conversion apartment located in a popular road within half a mile of Hackbridge BR station
- Accommodation comprises a spacious entrance hall, a generous open plan living room/kitchen, a huge master bedroom suite with ensuite shower room, a second bedroom (currently used as a TV room/Study) and a family /guest bathroom
- Externally the apartment benefits from a good size, west-facing roof terrace, access to a sizable bike storage shed and a private parking space on site
- 125 year lease with approx 115 years left unexpired on the current term
- Council Tax Band "C"; EPC rating "B"(82/82)
- Hackbridge BR station is about 0.3 miles distant (approx 7 minutes walk) offering both fast to Clapham Junction/London Victoria (approx 30 mins) and Thameslink trains to Wimbledon (approx 22 mins)
- 1.4 miles to Mitcham Junction Tram Stop - giving access to the Wimbledon, East Croydon & Beckenham
- Additionally there is access to the Northern Line of the tube network at Morden which is 3.8 miles distant - just a 15 minute Uber ride away
- Viewing is strongly recommended - so call us today to book your appointment

