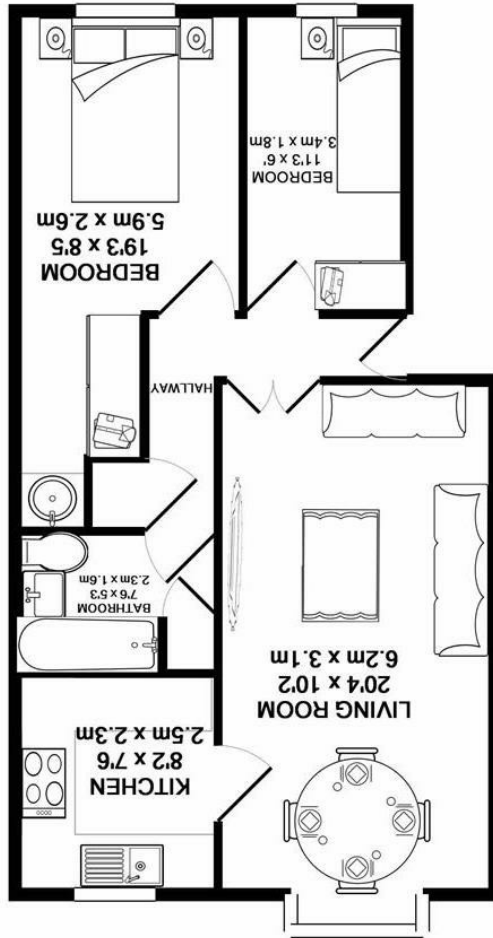


TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for 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 operability or efficiency can be given.
 Made with Metropix ©2018





Flat 6 13 Poppy Close Hackbridge, SM6 7HD

Price Guide £285,000

Silverman Black is delighted to offer this spacious and well presented two bedroom top floor apartment located on a select modern development only a few minutes walk away from Hackbridge BR station. Located in a quiet cul-de-sac, the accommodation comprises a welcoming entrance hall, a generously proportioned living room, a well equipped kitchen, one double bedroom with a walk-in wardrobe & sink unit, a single bedroom and a very nicely refitted bathroom. Other benefits include use of a good size loft for storage, electric heating and allocated resident's parking facilities. The apartment is being sold vacant and with no onward chain - so if you wanted to move quickly, this would be ideal.

In terms of local facilities, Hackbridge village centre is less than 10 minutes walk away (0.4 miles) and offers a good range of local shops, which has recently been complemented with a large Lidl supermarket, and a BR station which gives access to Clapham Junction and London Victoria with fast trains generally running every half hour. Bus services run from directly outside the development to Purley, Sutton and Morden, where commuters can access the Northern Line of the tube network - whilst Tram services to Wimbledon & Beckenham (via East Croydon) can be accessed at Mitcham Junction, which is just under 1 mile distant. There are several excellent local schools available to families including Hackbridge Primary, whilst the Borough also affords an enviable selection of Grammar & Independent Schools.

Viewing is highly recommended - so call today to book an appointment.

- A spacious and well presented two bedroom top floor apartment located on a popular modern site only half a mile from Hackbridge BR station & shops
- Full vacant possession with no onward chain
- Accommodation comprises a welcoming entrance hall, a generous living room, kitchen, a master bedroom with walk-in wardrobe and wash basin, a good size single bedroom and family bathroom
- Double glazing, electric heating, loft for storage, security door access, allocated parking space
- Lease with 88 years remaining unexpired on the term, Service charge approx £1265 per annum
- Leasehold; Council Tax band "C"; EPC rating: "C"
- Half a mile (10 mins walk) from Hackbridge BR station & shops; buses to Sutton, Purley and Morden available outside the development, Trams to Wimbledon and Beckenham (via East Croydon) 1 mile distant at Mitcham Junction
- Excellent educational facilities including Hackbridge Primary on hand, with five Grammar Schools & some exceptional Independents within the Borough
- Viewing of this fantastic investment/starter home is highly recommended - so call today to book your appointment to visit

