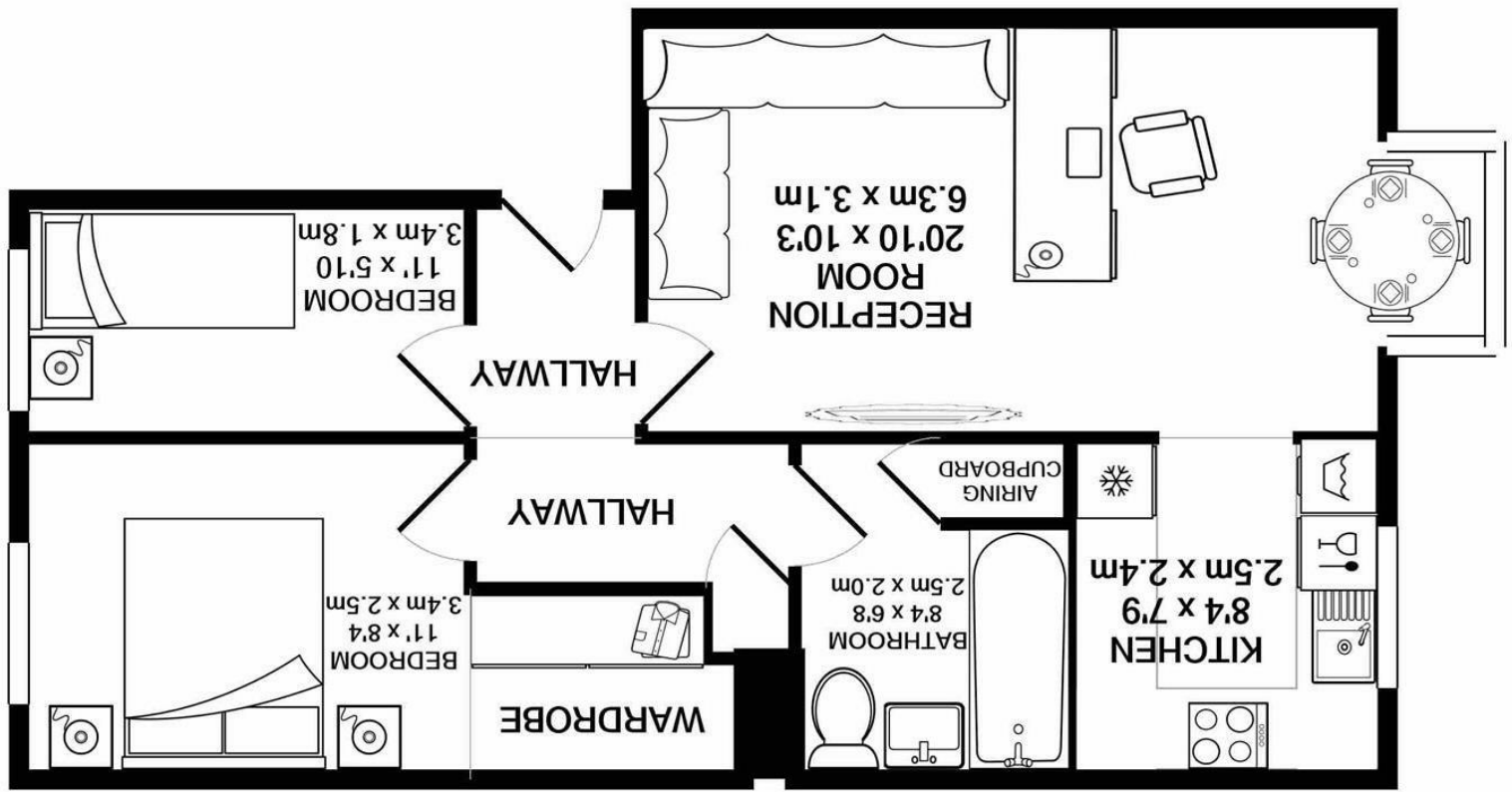


TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any 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

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Flat 4 59 Foxglove Way

Wallington, SM6 7JU

Price Guide £265,000

Full Vacant Possession with no onward chain! Silverman Black is delighted to offer this spacious and well presented two bedroom first floor apartment located on a select modern development with a few minutes walk of Hackbridge BR station. The accommodation comprises a welcoming entrance hall with ample storage space, a generously sized living area with deep bay window, a well equipped modern kitchen, a double bedroom with a walk-in wardrobe, a good size single bedroom and a recently refitted bathroom. The property benefits from electric night storage heating (EICR tested) and double glazing - with the last EPC rating the property as "C". Externally, the apartment has resident's parking facilities with plenty of on-site visitor parking and some very well maintained communal gardens. The whole development is ideally located on the outskirts of Hackbridge village centre - about 5 minutes walk to a well stocked local parade of shops which itself has been recently enhanced with the addition of a large Lidl supermarket. Hackbridge BR station, which offers excellent fast train services to London Victoria and The City in about 30 minutes, is less than 10 minutes walk from the flat - whilst the S London Tram Link (Winbledon to Beckenham, via East Croydon and Bromley) is accessible via Mitcham Junction station - located about 1 mile distant. Regular bus services run from directly outside the complex to Sutton, Purley and Morden (giving access to the London Tube network). Viewing of this bright and well-appointed apartment is very strongly recommended - so call today to book your appointment to visit.

- Vacant Possession with no onward chain
- A bright and spacious two bedroom first floor apartment located on a select modern development less than 0.5 miles from Hackbridge BR station
- Entrance hall, large open-plan living/dining room, separate modern kitchen facility, one large double bedroom with a walk-in wardrobe, one large double single bedroom, bathroom
- Night storage heating, Current EICR (Electrical Safety Certificate), double glazing, current EPC certificate rating "C"
- Resident's parking facilities, well maintained communal gardens
- Council tax band "C", Leasehold - with 154 years remaining on the current lease term
- 0.25 miles to Hackbridge shopping facilities, under 0.5 miles (9 minutes walk) to Hackbridge BR station - affording frequent fast trains to London Victoria and The City
- 1 mile from Mitcham Junction station - giving access to the Wimbledon to Beckenham tram service via East Croydon and Bromley
- Excellent bus services to Purley, Sutton and Morden
- Viewing highly recommended - so book your appointment today

