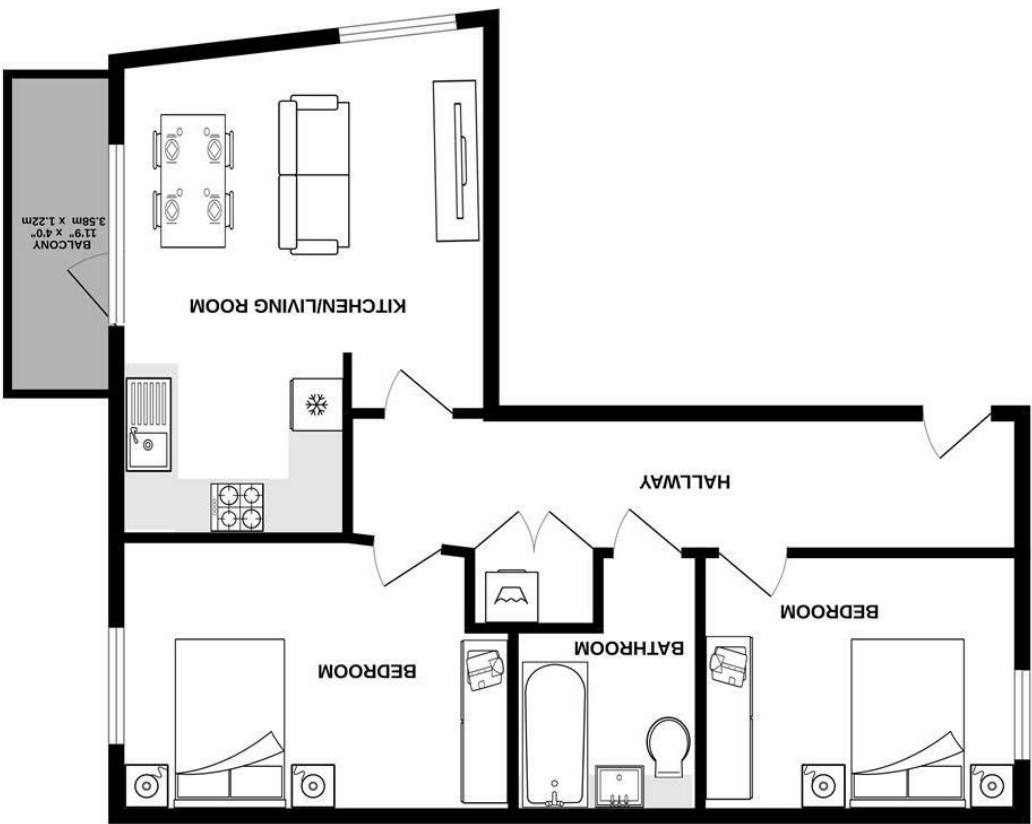




GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





12 Baywillow Avenue

Carshalton, SM5 2AX

£1,675 PCM

Available with one weeks notice - Furnished. Silverman Black is delighted to offer this spacious and well presented two bedroom first floor apartment located in the popular Baywillow development just off Culvers Way in Carshalton. Built in 2012, the flat affords bright and airy living accommodation comprising a substantial open plan lounge/dining area with an open plan integrated kitchen suite and a sizable balcony, two double bedrooms, a large bathroom and ample storage. The property is still in pristine condition and features Karndean flooring, full double glazing and a secure entryphone system. The central heating and hot water supplies are provided from a communal boiler house - with each apartment being charged for their exact usage - plus there is a hot water tank with immersion heater within the apartment for emergency use. Externally, the development, which borders the River Wandle, has pleasant communal gardens for residents to use, a childrens play area and excellent communal parking facilities whilst each block has it's own bike & bin storage. Other facilities include a useful convenience store for all of day-to-day essentials, plus immediately adjacent there is the Riverside Centre which has a coffee shop, library and sports halls which are used for a variety of classes and can be hired for personal use. There is a pedestrian walkway at the end of Culvers Retreat (opposite) affording access to Hackbridge Village in around 15 minutes (0.7 miles) and the BR station there, which affords access to Clapham Junction and London Victoria. Mitcham Junction station - which allows access to the Wimbledon - Beckenham tram service (via East Croydon) is 1.2 miles away - approximately 22 minutes walk. Viewing of this well presented apartment is strongly recommended - so call today to book your appointment to visit.



- Available with one weeks notice - Furnished
- Modern Two Bedroom first floor apartment located on the popular Baywillow Avenue development
- Accommodation comprises a good size hallway, living room, open plan integrated kitchen, balcony, two double bedrooms, large family bathroom
- Ample communal residents parking, security entryphone, double glazing, communal heating to radiators system
- Convenience store located on the development, adjacent to the Riverside Centre and the River Wandle, childrens play area
- Council Tax Band "B"; EPC Rating "C" - (79/79)
- 0.7 miles to Hackbridge BR station affording easy access to London Victoria station via Clapham Junction
- 1.2 miles to Mitcham Junction station - affording access to the Wimbledon to Beckenham Tram service via East Croydon
- Viewing highly recommended - call today to book your appointment to visit.

