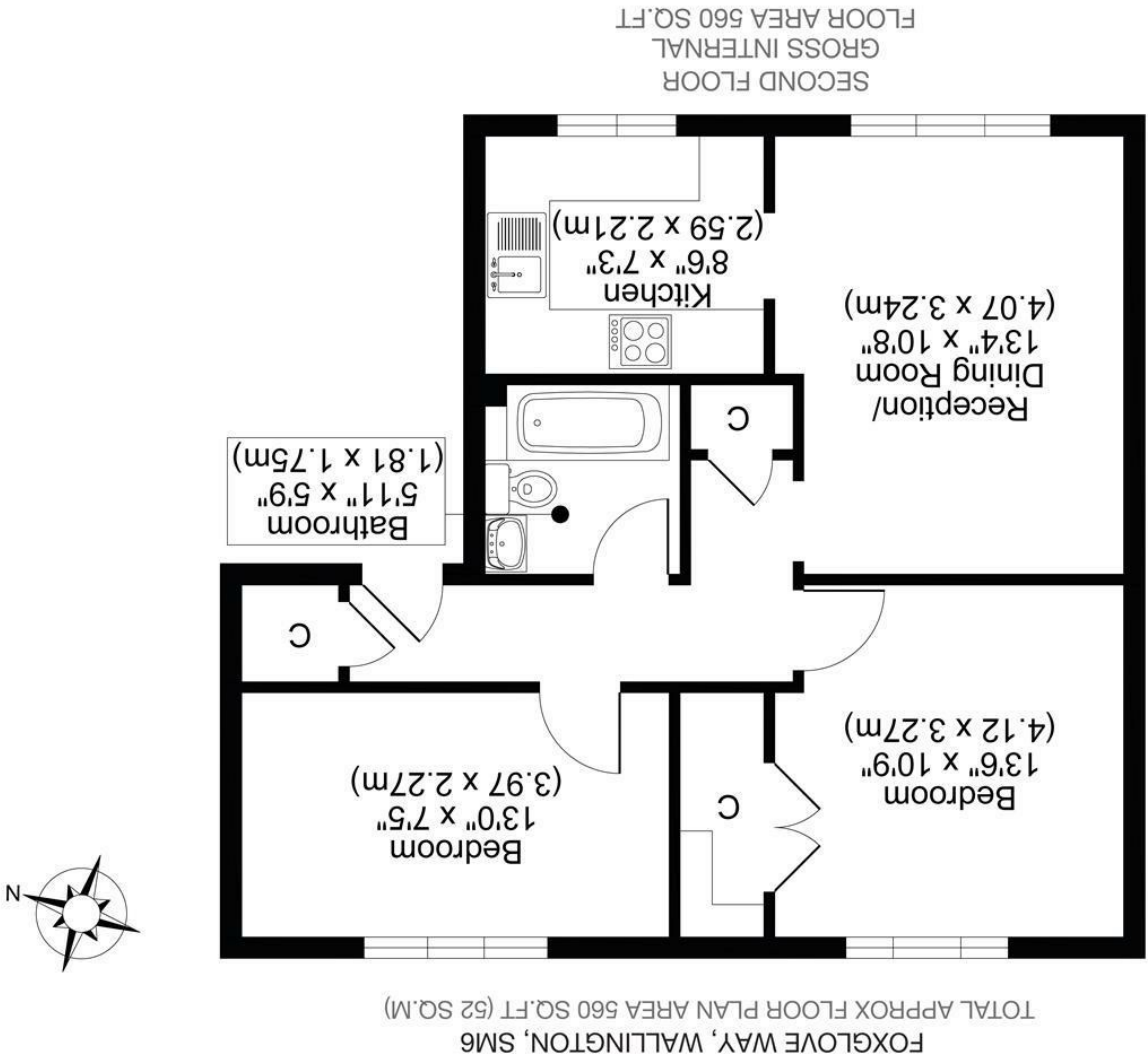


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



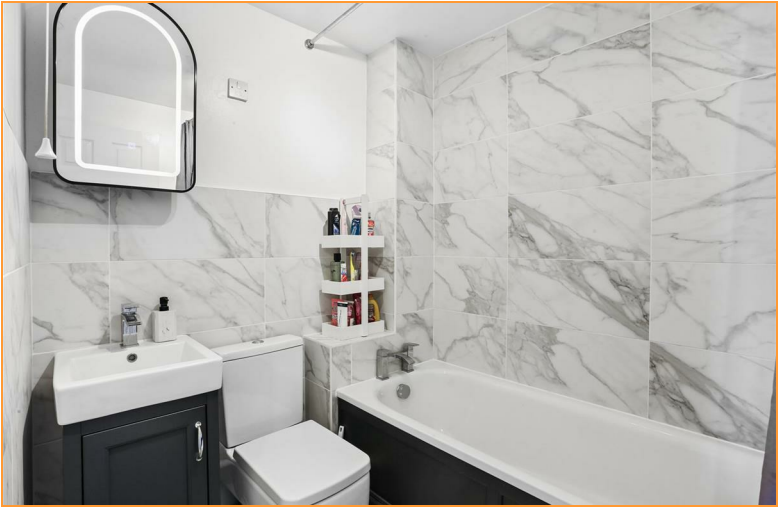


8 Foxglove Way

Wallington, SM6 7FJ

£270,000

Silverman Black is pleased to present this spacious and well-maintained two-bedroom top-floor apartment situated in the popular "Flowers Estate," just a five-minute walk from Hackbridge village centre and the BR station. The property is comprised of a good sized living room opening on to well presented kitchen with plenty of cupboards and work surface space., The main bedroom is a substantial double room that benefits from an en-suite walk in wardrobe cupboard and the second bedroom is another generously proportioned double bedroom, while the family bathroom has been recently refurbished to a modern and stylish standard. Other benefits include a large and private loft space with boarding and lighting, plenty of storage cupboard space, double glazing throughout and over 110 years remaining on the current lease. Externally, the property includes one allocated off-street parking space, additional visitor spaces, and a well-kept communal garden at the rear. In regards to local amenities, Hackbridge village centre offers a good selection of shops and is close to attractive open spaces such as Beddington Park, all within walking distance. Hackbridge BR is a Zone 4 station providing regular fast train services to Clapham Junction, London Victoria, and London Blackfriars in approximately 30 minutes, via Mitcham Junction, where commuters can also access the Wimbledon to Beckenham tram-link, which passes through East Croydon. The London Borough of Sutton is renowned for its excellent educational facilities, with five grammar schools within a 3.5 mile radius, alongside numerous outstanding state, private, and independent primary and secondary schools. Viewing this superb apartment is highly recommended—please call today to arrange your appointment.



- Top floor, two bedroom, leasehold apartment situated in the ever popular "Flowers Estate".
- Two generous double bedrooms, with the master room benefiting from a large "walk in wardrobe" cupboard with dressing table and clothes rails.
- Stylish and well presented kitchen and bathroom suites.
- Benefitting from a large, boarded and lit, private loft space and plenty of additional storage.
- Externally there is allocated parking for the apartment, numerous other visitor bays and communal gardens.
- Council Tax Band C
- EPC: Current "D" (64) - Potential "C" (77)
- Lease of 113 years remaining and Service and Maintenance Charges of £2348.42 last year
- Convenient commuter location in to central and south east London
- Viewing highly recommended, call today to book your appointment.

