







## 34 Baywillow Avenue

Carshalton, SM5 2AX

**Price Guide £315,000**

Vacant Possession with no onward chain. Located on a charming Riverside development in Baywillow Avenue, Carshalton, this fabulous top floor apartment is a true gem and is located just a short ten-minute stroll from Hackbridge BR station. The property offers both convenience and a serene living environment affording a light and airy spacious reception room that leads through to a high specification kitchen, equipped with integrated appliances such as an oven, hob, cooker hood, and fridge/freezer. The apartment features a private balcony (accessed from the living room), two genuine double bedrooms and a well-appointed bathroom - catering to the needs of modern living, providing comfort and style. Other benefits include lift services to all floors, double glazed windows as standard, a communal central heating/hot water system, CCTV video entryphone security system, secure bike and bin stores and ample on-site residents parking. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy contemporary living in a desirable location. Don't miss the chance to make this delightful property your new home. The original 125 year lease has around 111 years unexpired. Local amenities include a convenience store located at the entrance to the development and The Riverside Community Centre, whilst Hackbridge BR station is only 0.5 miles/10 minutes walk away - providing easy access to Clapham Junction & London Victoria. Buses run from directly opposite the development - The 80 service providing access to Morden Underground station and Sutton Centre in a round 15 minutes. Viewing is very highly recommended - so call us today to make an appointment to pop in - you won't be disappointed!



- A delightful two bedroom top floor apartment being sold with vacant possession and no onwards chain
- Accommodation comprises a welcoming entrance hall with ample storage space, open plan living room with access to an east-facing balcony and a fully integrated kitchen, two double bedrooms, large family bathroom
- Benefits include lift access to all floors, communal central heating & hot water systems, double glazing & video entryphone security
- Ample on-site resident's parking, secure bike and bin storage, children's play area, riverside pathway up the River Wandle
- On site convenience store and access to the Riverside Community Centre which hosts a gym, coffee shop & library
- 125 year lease with approximately 111 years remaining on the current term; EPC rating "C"; Council Tax Band "C"
- 10 minutes walk/0.5 miles from Hackbridge BR station providing frequent fast trains to Clapham Junction and London Victoria
- No 80 Bus service runs from The Riverside Centre to Morden Underground station in around 15 minutes
- Viewing highly recommended - call today to book your appointment to visit - you won't be disappointed!

