



New Road | Hackbridge | Surrey | CR4 4LT

£1,300 Per Calendar Month

**BOND & SHERWILL**  
EST. 1908

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Located in the well-connected suburb of Hackbridge this one-bedroom, second-floor apartment has been re-decorated throughout and is ideal for anyone who wants to live close to shops and transport into Central London.

The interior features a light and airy lounge, good-size double bedroom, a brand new kitchen and bathroom. Other internal features include electric heating.

Externally, the property benefits from residential parking, as well as being next to Watercress park and the river Wandle.

In addition, it is in close proximity to Hackbridge Railway Station, which offers swift and easy access to London Victoria, St. Albans, Sutton and Dorking while local amenities, shops and restaurants can be found in Hackbridge Town Centre.



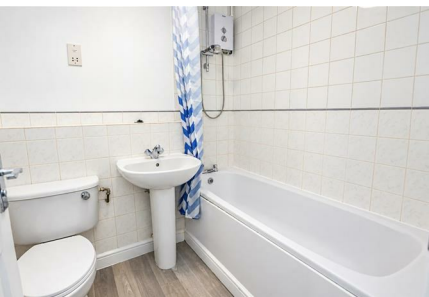
**Living Room**

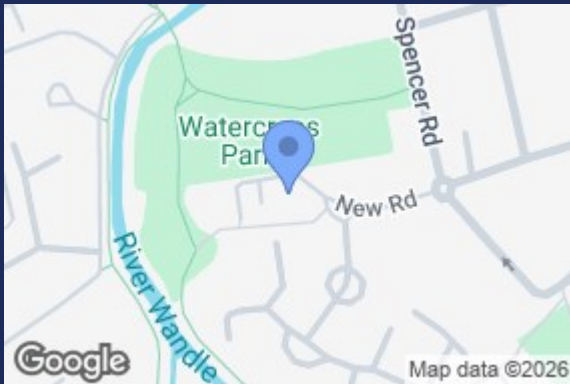
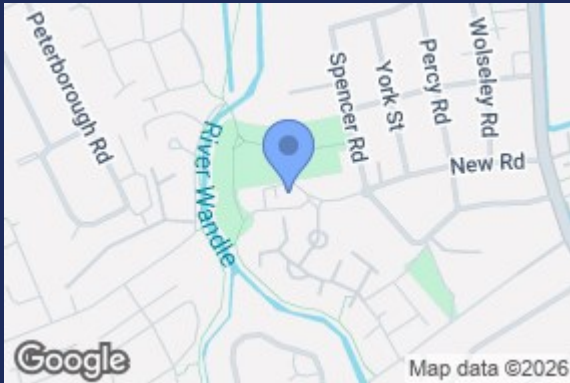
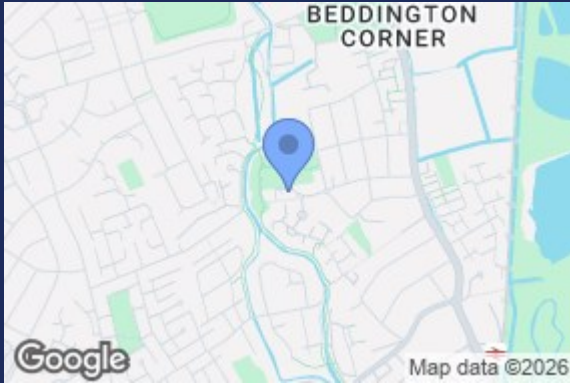
**Kitchen**

**Bedroom**

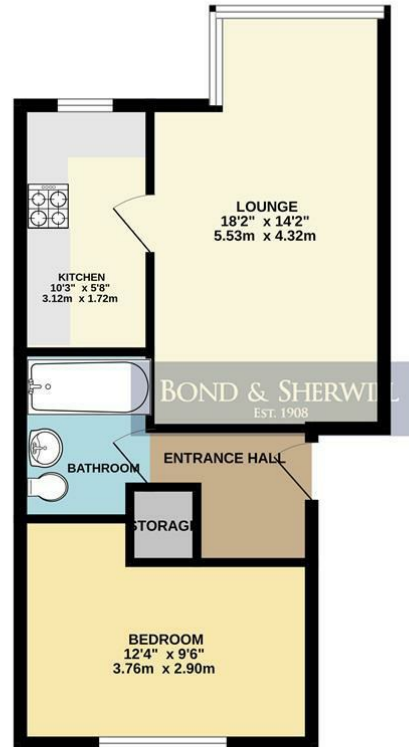
**Bathroom**







GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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