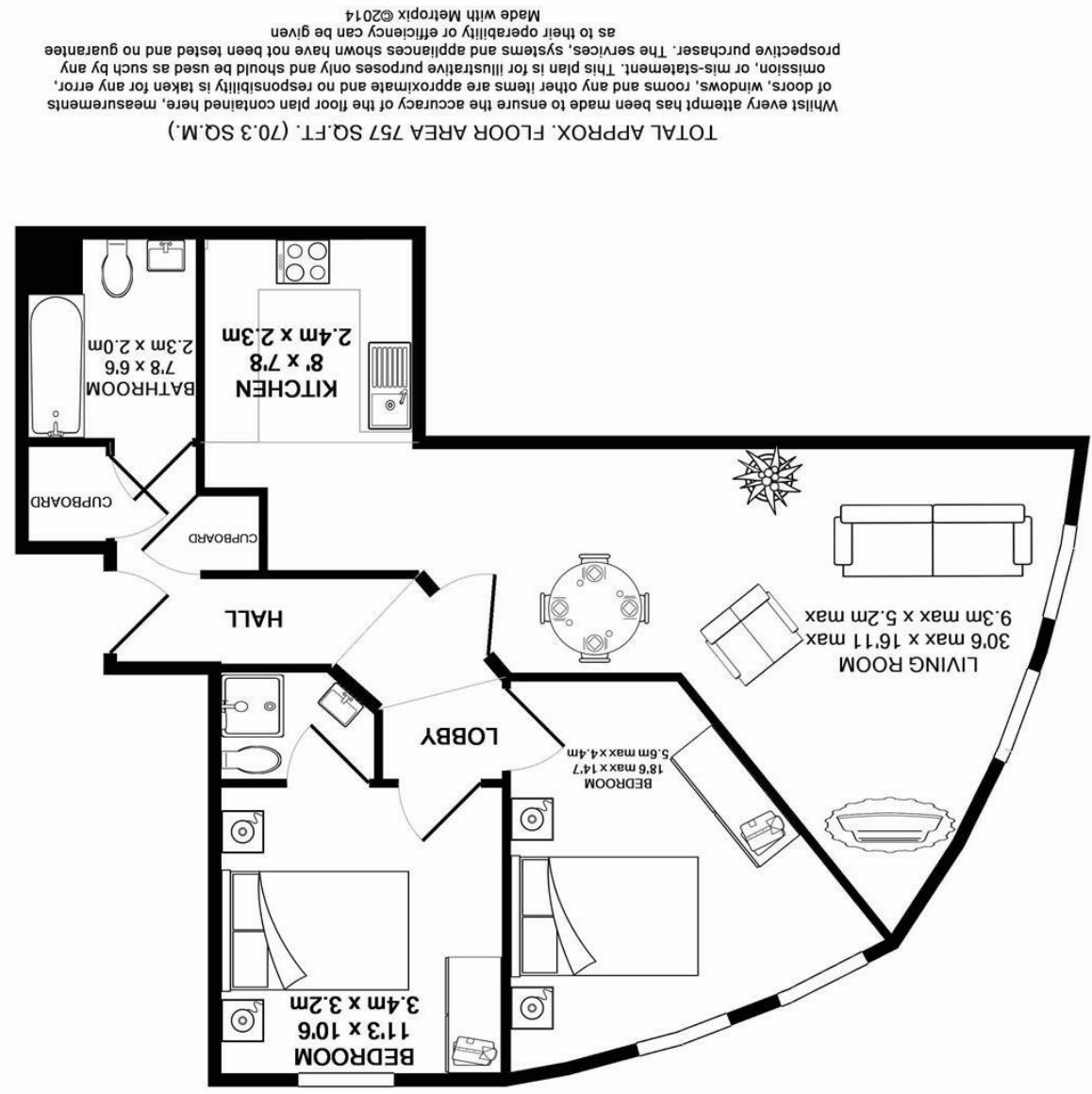




SILVERMAN
BLACK
PROPERTY SPECIALISTS





26 Saxon House

WALLINGTON, SM6 7AN

£325,000

Silverman Black is delighted to offer this spacious two bedroom, two bathroom apartment in the landmark Saxon House development in central Hackbridge. Being offered with full vacant possession and no onwards chain, the property affords a sizable open plan living area incorporating a full integrated kitchen, a master bedroom suite with an ensuite shower room and a further generous double bedroom with a family bathroom. The flat is presented in good overall decorative condition, with quality carpets and flooring - so is ready for immediate occupation. The apartment comes with a long lease - about 110 years unexpired on the current term - security access to the communal hallways, lift services to all floors and an allocated parking space in a gated garage located under the building. In terms of facilities, there is a good size Sainsbury's Local on the ground floor of the building, whilst a sizable Lidl Supermarket has recently opened only about 100 yards down the road. Hackbridge BR station, which provides regular fast trains to Clapham Junction & London Victoria, is less than 5 minutes walk away, whilst the Wimbledon - Beckenham tram service can be accessed at Mitcham Junction, which is roughly one mile distant/20 minutes walk. The vast open spaces of Beddington Park are about 10 minutes walk away, whilst fuller shopping & entertainment facilities are available at Valley Retail Park in Croydon, which is about 2.5 miles distant. Viewing of this exceptional apartment is very highly recommended - so call today to book your appointment to view.



- Silverman Black is delighted to offer this spacious and luxuriously appointed two bedroom, two bathroom apartment
- Built in 2012, this prestigious block affords undercroft parking facilities
- The apartment block also benefits from a lift service and first floor communal gardens
- Substantial open plan living room with a separate fully integrated luxury kitchen
- Within 2 mins walking distance of Hackbridge BR Station and local bus routes on your doorstep
- EPC Rating: Current 82 (B)/Potential 82 (B)
- Council Tax Band: D
- Viewing highly recommended

