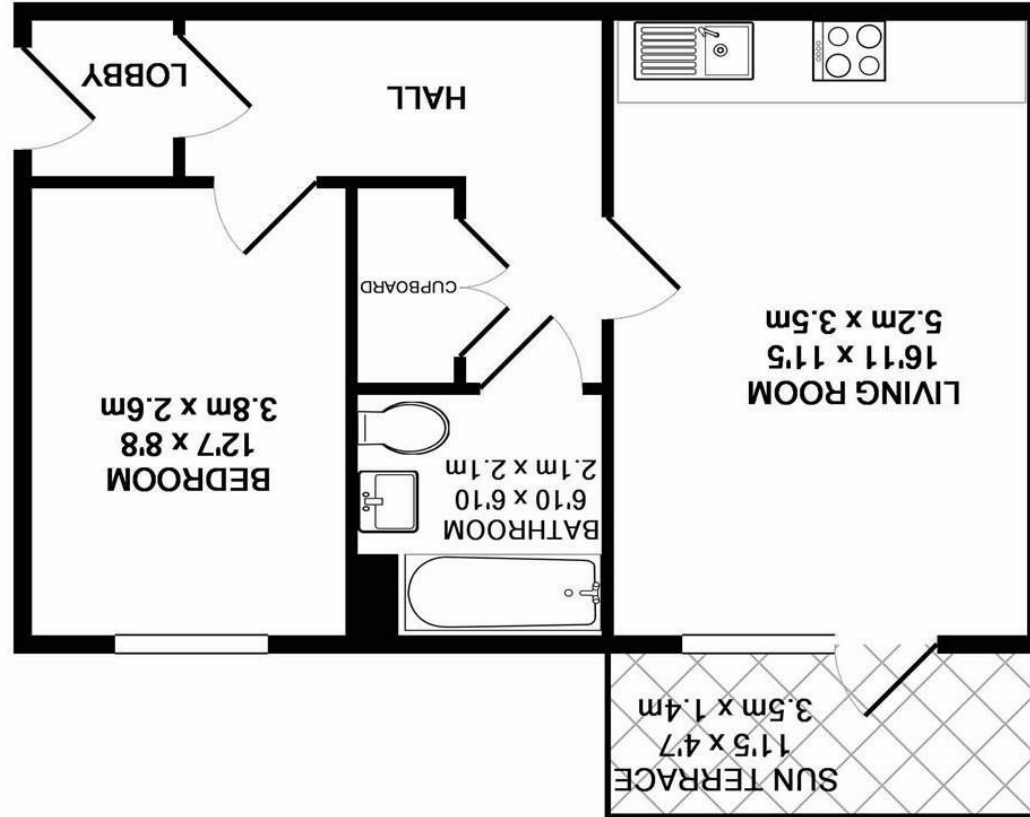


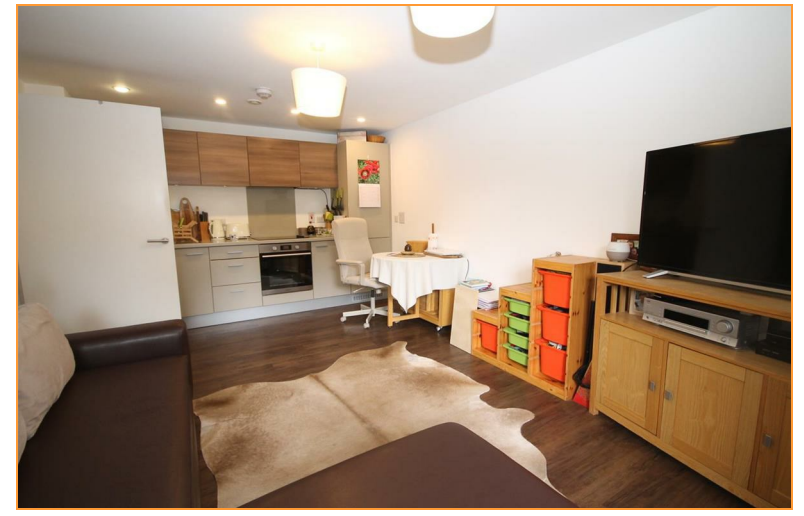
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 453 SQ.FT. (42.1 SQ.M.)



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 16 Baywillow Avenue

Carshalton, SM5 2AX

£1,250 Per Month

Available late July 2026. Silverman Black are delighted to offer a luxury one bedroom ground floor apartment. Forming part of a Riverside development, this light and airy apartment features a well equipped and high specification integrated kitchen with oven, hob, cooker hood, fridge and freezer, in addition to a bathroom with quality fittings. A benefit of this apartment is the well sized private sun terrace, perfect for al fresco dining of a summers evening! The block has an environmentally friendly communal central heating and hot water system, with full double glazing throughout. The development offers a communal bike store, gardens and parking for residents.

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. Council tax band 'B'; EPC rating 'B'. Viewing highly recommended!

- Available late July 2026
- A light and airy one bedroom apartment boasting a well sized private sun terrace
- Open plan Living/ Kitchen space, modern design
- Access to communal parking and bike storage
- Hackbridge BR station is only 0.5 miles away, with a bus stop offering various routes right outside the development
- Council Tax Band "B"; EPC Rating "B"
- Viewing highly recommended!

