



HERE TO GET *you* THERE

New Mill Quarter, Hackbridge

Guide Price £367,500 - £390,000



Exceptionally bright 2-bed corner flat directly opposite the train station! SW-facing with all-day sun, spacious open-plan living, built-in storage & great local schools.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



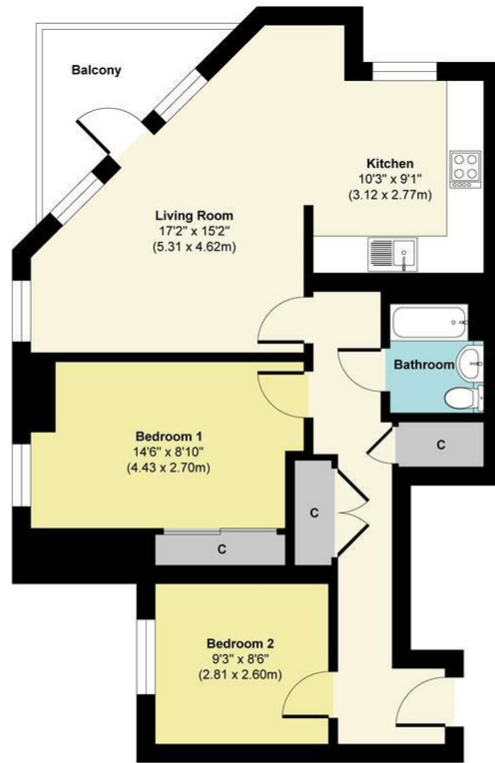
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KEY FEATURES

- Exclusive to Hunters
- South-West facing orientation – flooded with natural light all day
- Quietly positioned away from the busy main road
- Generous open-plan kitchen and spacious living room area
- All windows face outward for complete privacy and open views
- Excellent built-in storage with custom shelving
- Unbeatable transport links – directly across the street from the station
- Catchment area for highly regarded local schools
- Spacious underground parking & Bicycle storage
- No onward chain



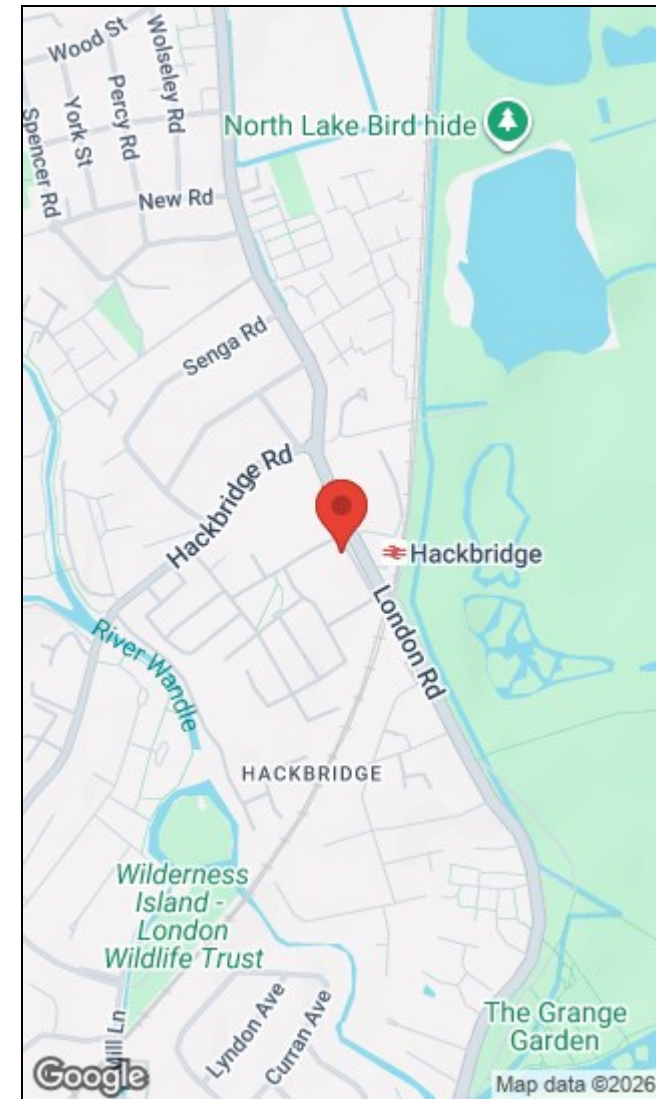




Fourth Floor
Approximate Floor Area
687 sq.ft
(63.82 sq.m)

Approx. Gross Internal Floor Area 687 sq. ft / 63.82 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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