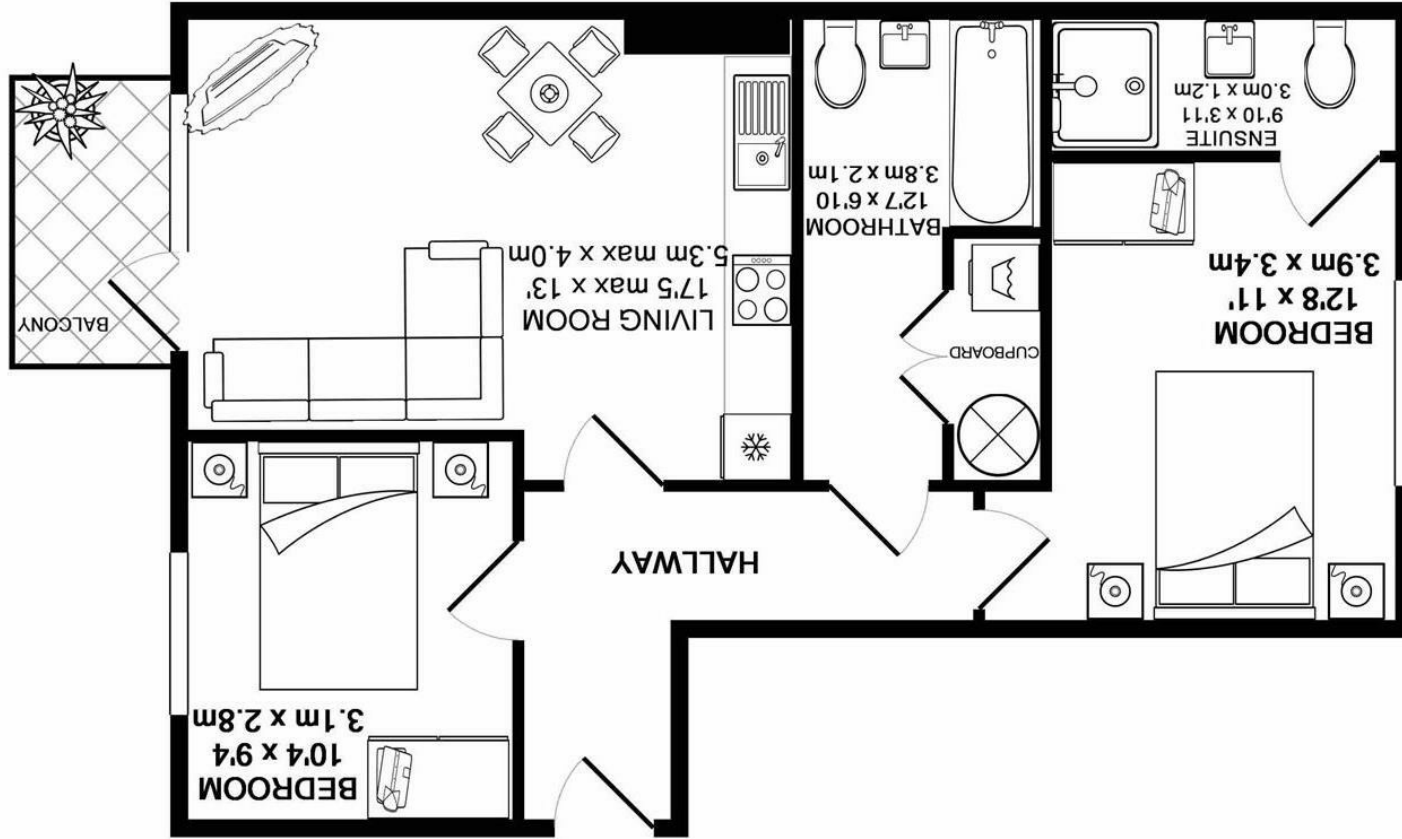


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Made with Metropix ©2019



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

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





## 18 Baywillow Avenue

Carshalton, SM5 2AX

**£1,675 Per Calendar Month**

Available from the middle of April 2026. Silverman Black are delighted to offer a luxury apartment with two double bedrooms, two bathrooms and a good size private balcony. 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; quality bathroom fittings, and ample storage space. Additionally the block has a lift facility and an environmentally friendly communal central heating and hot water system, with full double glazing throughout. Additionally, there is 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 'C'; EPC rating 'B'. Viewing highly recommended!

- Available from the middle of April
- Luxury two double bedrooms, one with en suite
- Open plan luxury kitchen/ diner
- Lift servicing the block
- Communal Bike Store and off-street parking for residents
- Close to Hackbridge BR station
- Council tax band 'C'; EPC rating 'B'
- Viewing Highly Recommended!

