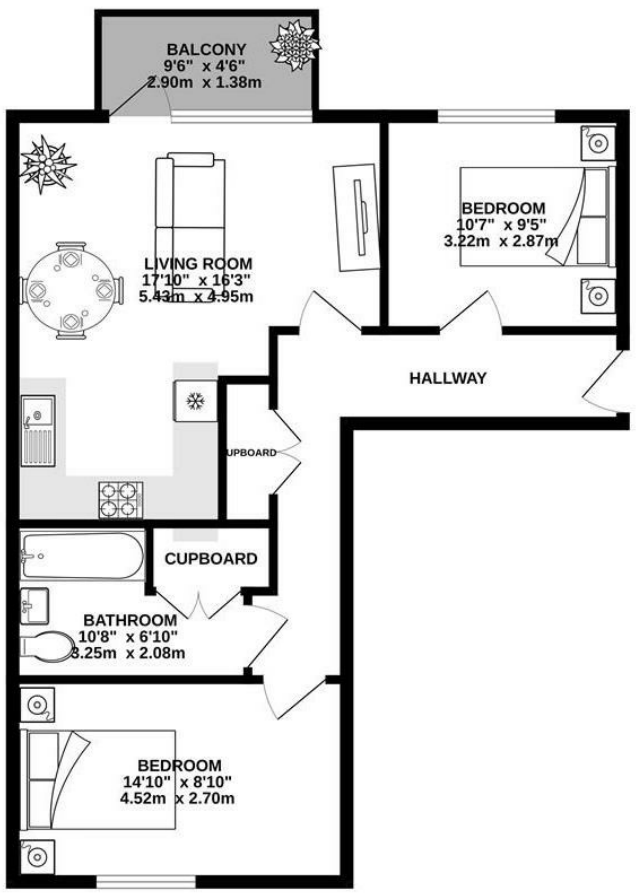
34 Baywillow Avenue, Carshalton, SM5 2AX — **Price Guide £290,000**



SILVERMAN BLACK
PROPERTY SPECIALISTS

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



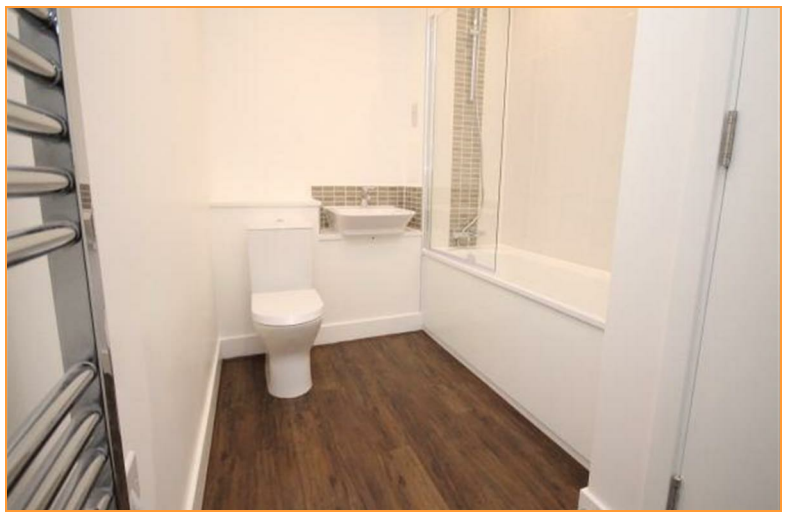
TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

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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34 Baywillow Avenue

Carshalton, SM5 2AX

Price Guide £290,000

- A delightful two bedroom top floor apartment being sold with vacant possession and no onwards chain
- Accommodation comprises a welcoming entrance hall with ample storage space, open plan living room with access to an east-facing balcony and a fully integrated kitchen, two double bedrooms, large family bathroom
- Benefits include lift access to all floors, communal central heating & hot water systems, double glazing & video entryphone security
- Ample on-site resident's parking, secure bike and bin storage, children's play area, riverside pathway up the River Wandle
- On site convenience store and access to the Riverside Community Centre which hosts a gym, coffee shop & library
- 125 year lease with approximately 111 years remaining on the current term; EPC rating "C"; Council Tax Band "C"
- 10 minutes walk/0.5 miles from Hackbridge BR station providing frequent fast trains to Clapham Junction and London Victoria
- No 80 Bus service runs from The Riverside Centre to Morden Underground station in around 15 minutes
- Viewing highly recommended - call today to book your appointment to visit - you won't be disappointed!

Vacant Possession with no onward chain. Located on a charming Riverside development in Baywillow Avenue, Carshalton, this fabulous top floor apartment is a true gem and is located just a short ten-minute stroll from Hackbridge BR station. The property offers both convenience and a serene living environment affording a light and airy spacious reception room that leads through to a high specification kitchen, equipped with integrated appliances such as an oven, hob, cooker hood, and fridge/freezer. The apartment features a private balcony (accessed from the living room), two genuine double bedrooms and a well-appointed bathroom - catering to the needs of modern living, providing comfort and style. Other benefits include lift services to all floors, double glazed windows as standard, a communal central heating/hot water system, CCTV video entryphone security system, secure bike and bin stores and ample on-site resdents parking. Whether you are a first-time buyer or looking to downsize, this apartment offers a wonderful opportunity to enjoy contemporary living in a desirable location. Don't miss the chance to make this delightful property your new home. The original 125 year lease has around 111 years unexpired. 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. Viewing is very highly recommended - so call us today to make an appointment to pop in - you won't be disappointed!



