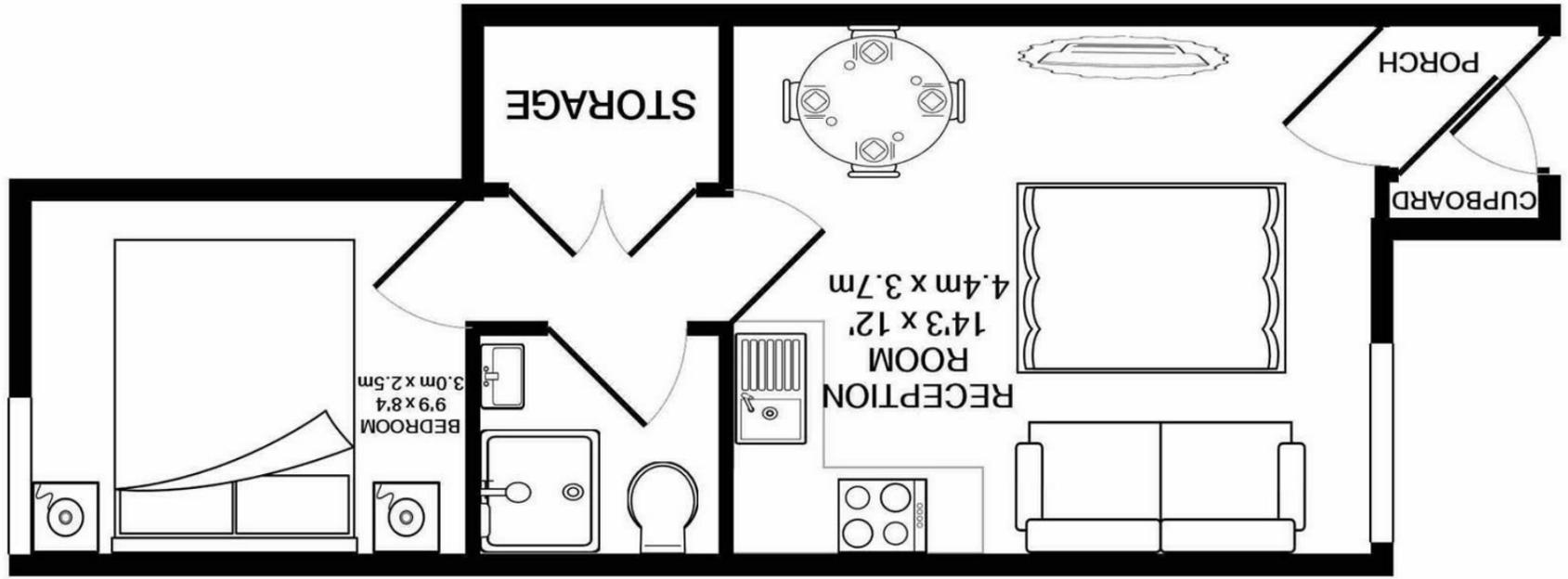


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 334 SQ.FT. (31.1 SQ.M.)**



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





## Flat 4 38 Wolseley Road

Mitcham, CR4 4JQ

£925 Per Calendar Month

Available Immediately - Unfurnished. Silverman Black is delighted to offer this recently refurbished one bedroom ground floor apartment for rent, located in a popular residential development, less than 10 minutes walk from Hackbridge BR station (c 0.5 miles). The accommodation comprises a good size hall leading to a substantial open plan living room with a kitchen and some fitted appliances, an inner hall with a genuinely large airing cupboard/storage room, a compact shower room and a double bedroom. Other benefits include double glazed windows, electric heating, newly laid carpets, fresh decorations and residents parking. There are some local shops close to the property but Hackbridge shopping facilities are approximately 10 minutes walk away, whilst the Beckenham - Wimbledon Tram service is also accessible at Mitcham Junction - under 15 minutes walk away. In addition, Hackbridge BR station (0.5 miles) offers fast overground access to London Victoria & London Bridge (via East Croydon). Viewing of this well presented pied-a-terre is highly recommended - so call today to make an appointment.

- A refurbished one bedroom ground floor maisonette positioned in a small modern development, close to Hackbridge
- Great accommodation which incorporates a large open plan living area, a compact kitchen with some appliances, a shower room and a good size double bedroom
- Electric heating, double glazing, fresh decorations, new carpets, substantial storage room and residents parking
- Available immediately - unfurnished
- EPC rating: E 50/51
- Fantastic shopping facilities at Hackbridge including a Sainsburys and a recently opened Lidl supermarket
- Hackbridge BR station 0.5 miles offering fast services to London Victoria; Mitcham Junction tram link to Beckenham & Wimbledon approx 0.75 miles (15 minutes walk)

