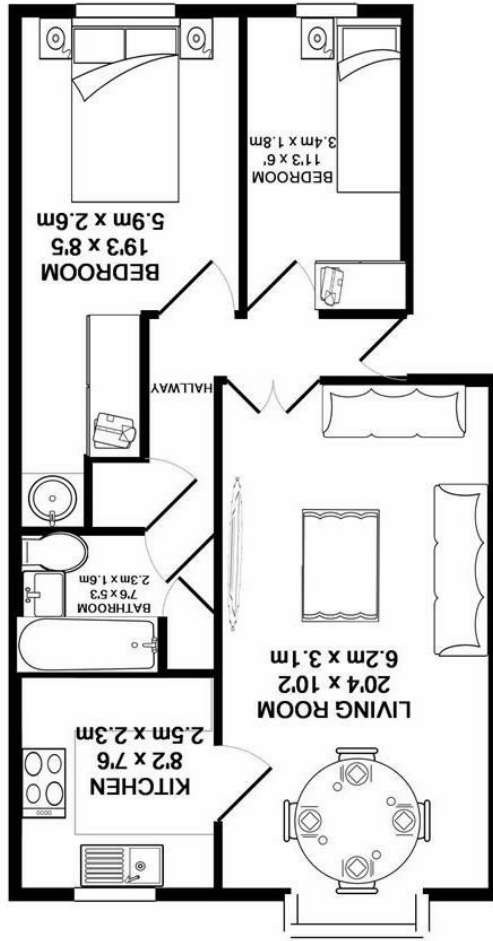


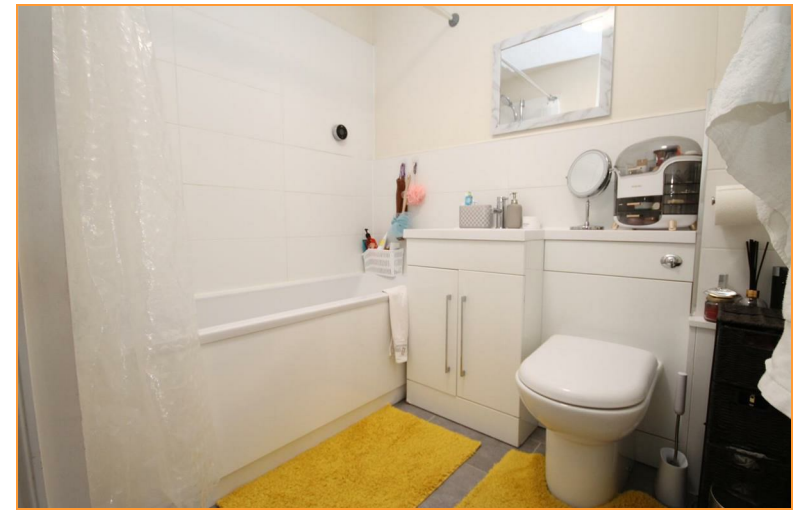
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 539 SQ.FT. (50.1 SQ.M.)



SILVERMAN
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 PROPERTY SPECIALISTS





1 Violet Close

WALLINGTON, SM6 7HH

£1,650 Per Month

Available immediately. A beautifully presented two bedroom top floor apartment located on the ever popular "Flowers Estate", within a 10 minute walk of Hackbridge BR station. The accommodation comprises a good size entrance with ample storage space, a generously proportioned living room with designated lounge and dining areas, a separate kitchen facility with integrated appliances, a refitted bathroom and two bedrooms. The main bedroom is a good size double with an en-suite dressing room and wash basin, whilst the second bedroom is a small double/good size single. Externally, there are nicely maintained communal gardens at the back of the building available to the residents, every flat has a designated private parking space and there are several visitors parking spaces. Other benefits include well maintained communal areas, access to additional storage in the loft area, double glazing and electric heating. In terms of local transport facilities, Hackbridge BR station is about 8 minutes walk away (less than 0.5 miles) - affording regular fast trains to London Victoria, Clapham Junction and The City in around 25 - 30 minutes; there are buses from directly outside the development to both Sutton and Morden, where the Underground network can be accessed and the Tramlink network (Wimbledon - Beckenham via East Croydon) is available at Mitcham Junction which is around 20 minutes walk away (1 mile). The entire Borough is highly rated in terms of educational facilities, many websites ranking Sutton as the best Borough in London for education in 2025 - including 5 Grammar Schools and a wide range of outstanding private, state and independent schools. Hackbridge Village centre boasts a wide range of shopping facilities including a recently opened Lidl superstore, whilst the wide open spaces of Beddington Park are only about a mile distant. Viewing of this exceptional apartment is highly recommended - so book your appointment today.

- Available immediately - White Goods included but otherwise Unfurnished
- Delightful two bedroom top floor apartment located on the ever popular "Flowers Estate" in central Hackbridge
- Presented in good decorative order with accommodation including a generously proportioned living area, fitted kitchen, two bedrooms and a family bathroom
- Designated private parking space with several visitors spaces, communal gardens for residents to use
- Additional storage space in the loft area, double glazing, electric heating, Council Tax Band "C"
- About 8 minutes walk (less than 0.5 miles) from Hackbridge BR station - affording regular fast trains to London Victoria , Clapham Junction & The City
- Access to the Wimbledon - Beckenham (via East Croydon) Tramlink service available at Mitcham Junction - approximatley 1 mile distant
- Fantastic educational facilities within the Borough including 5 Grammar Schools and some exceptional private, state and independent schools
- Lidl Superstore in Hackbridge 5 minutes walk away, less than 1 mile to Beddington Park
- Viewing highly recommended - book your appointment today

