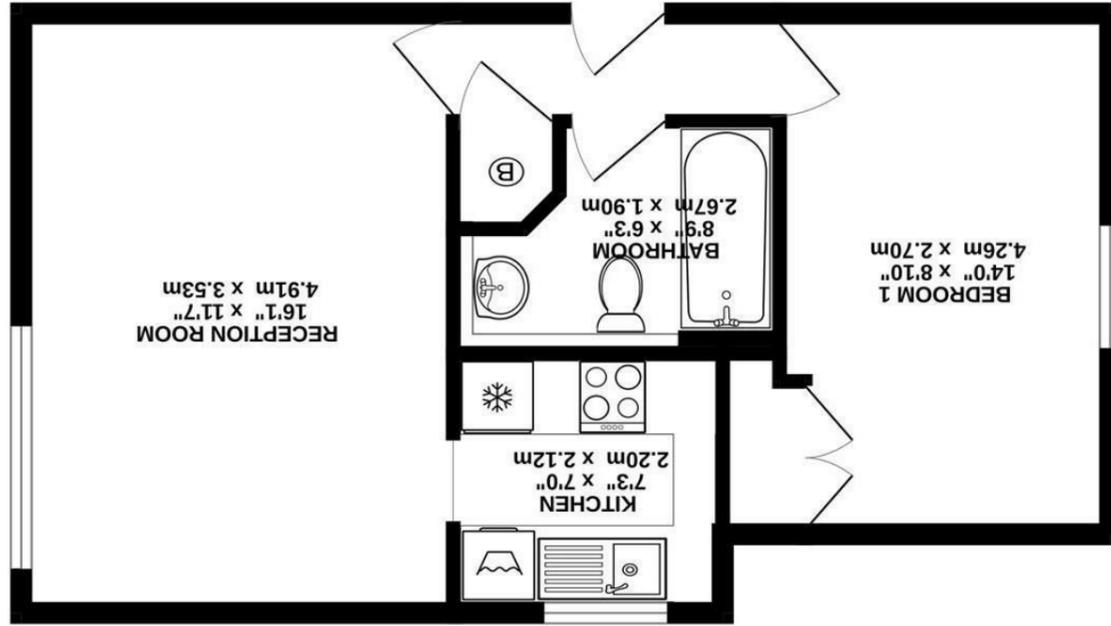


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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FIRST FLOOR
 447 sq.ft. (41.5 sq.m.) approx.





Flat 4 17 -19 Melbourne Road

Wallington, SM6 8SH

£1,100 Per Calendar Month

Available from early April 2026. Silverman Black is delighted to offer this spacious one-bedroom first-floor flat offers an ideal living space for a working professional or couple. The flat features a generously sized double bedroom, complete with built-in wardrobe space, ensuring ample storage for your belongings. The kitchen is equipped with a fridge-freezer, a washing machine, an electric oven and a stove. Electric heaters and ceiling heating are located in all rooms of the property, allowing modular control of each room's temperature. The standout reception room is particularly impressive in size, enhanced by a large floor-to-ceiling window that floods the space with natural light, creating a bright and welcoming atmosphere. Currently undergoing refurbishment, the property will feature a fresh, modern finish throughout, complemented by stylish laminate flooring.

Located in the heart of Wallington on Melbourne Road, the flat is a stone's throw away from Wallington BR station, with regular fast trains to both London Victoria and London Bridge in around 30 minutes. Buses run from Wallington High Street to Sutton, to Purley and to Morden, where the London Tube network can be accessed via the Northern Line. Residents will benefit from a wide selection of local amenities within easy walking distance, including supermarkets, cafés, and attractive green spaces, offering the perfect balance of convenience and suburban charm.

This property represents a fantastic opportunity to secure a well-located home in a highly desirable area. Early viewing is highly recommended.



- Available from early April 2026
- A spacious first-floor flat that offers an ideal living space for a working professional or couple
- Offers a generous double bedroom with built-in wardrobe and an equipped kitchen
- The large reception room is complemented with a floor to ceiling window, providing natural light to create a welcoming atmosphere
- Transport links including trains to both London Bridge and London Victoria, in addition to bus services to Purley, Sutton and Morden
- Local amenities include supermarkets, cafes and various green spaces
- EPC Rating "D"; Council Tax Band "C"
- Viewing highly recommended
- and an equipped kitchen

