61 Sweetbriar Avenue, Carshalton, SM5 2FL | **Price Guide £299,950**

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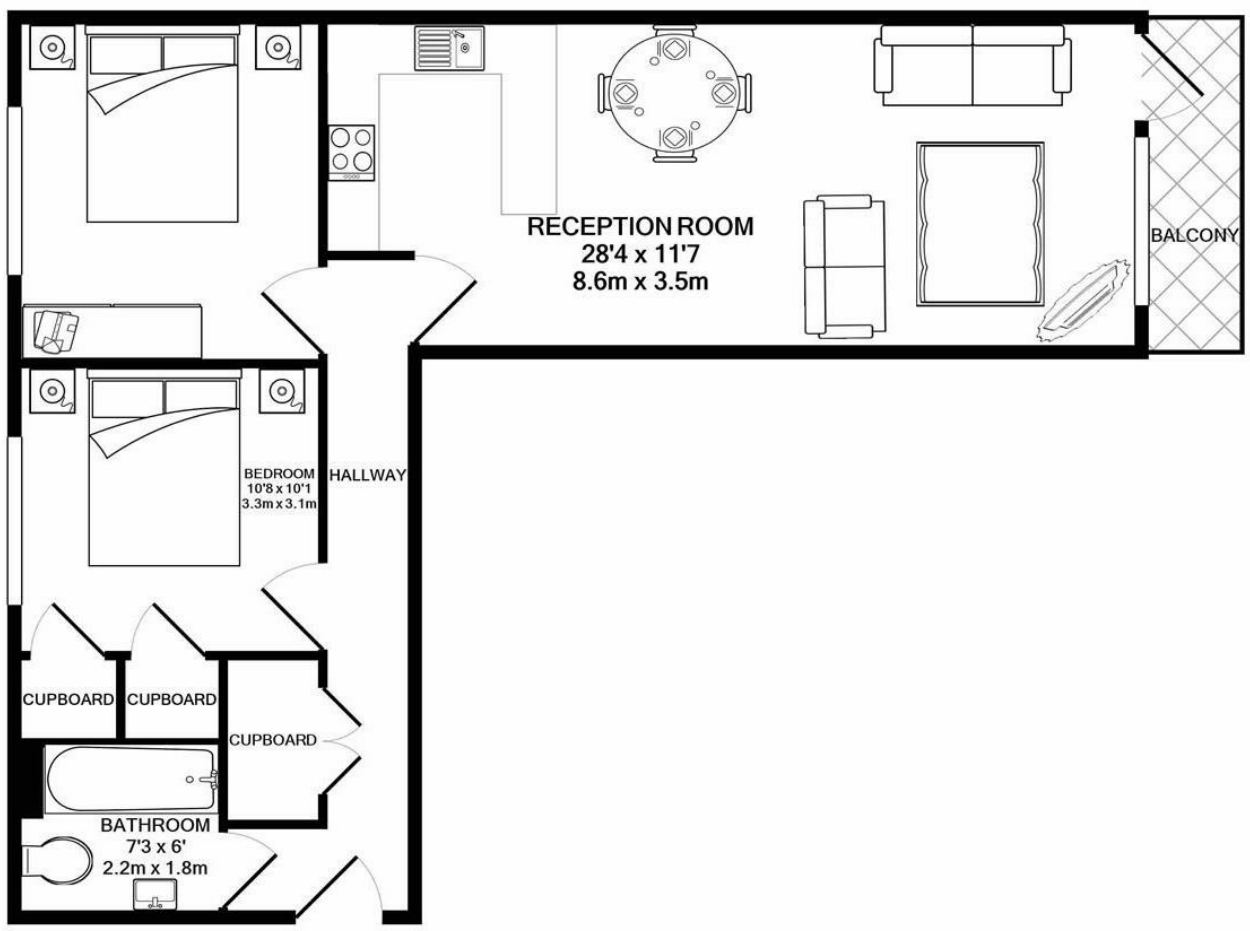

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

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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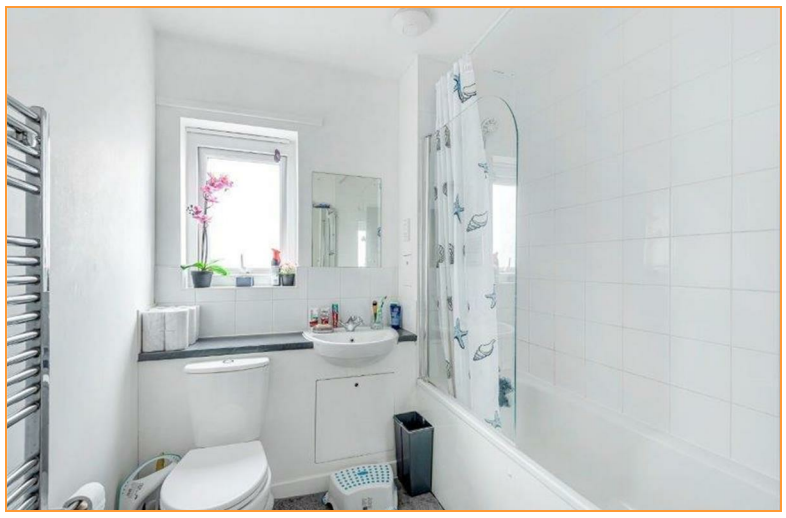

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Silverman Black is pleased to offer this bright and spacious two bedroom, 2nd floor apartment built by Messrs Rydon Homes in recent years. Being offered with no onward chain, the apartment affords generously proportioned accommodation comprising a welcoming entrance hall, a substantial open plan living room with a well-equipped, integrated kitchen facility and a spacious balcony, two genuine double bedrooms and a large family bathroom. In addition, the apartment has several deep storage cupboards, a video entryphone security system, lift services giving access to all floors and an eco-friendly communal hot water/central heating system. Other benefits include ample on site parking for residents and a 125 year lease with around 113 years unexpired on that term. In terms of facilities, the development has it's own convenience store & riverside playground, whilst the Riverside Community Centre is located adjacent. Hackbridge BR station is approximately 12 minutes walk away (0.6 miles) offering fast and easy access to both Clapham Junction and London Victoria (28 mins), whilst buses run regularly from Culvers Avenue to Purley and Morden Underground terminus and the tube's Northern Line. Viewing is strongly recommended.

- A spacious and well-presented two bedroom, 2nd floor flat with a large balcony and lift services
- Being sold vacant and with no onwards chain
- Excellent accommodation comprising a 28 ft open plan living room incorporating a well equipped kitchen, a large balcony, two double bedrooms and a family bathroom
- Long lease with approx 113 years remaining, Ground rent of approx £100 pa & Service Charges of around £1,100 pa
- Ample storage, video entryphone system. lift services to all floors, eco-friendly communal central heating & hot water system
- EPC rating: B (86/86); Council Tax Band C
- Hackbridge BR station 0.6 miles distant - 12 minutes walk; regular bus services to Morden underground terminus from directly outside the development
- Viewing very highly recommended