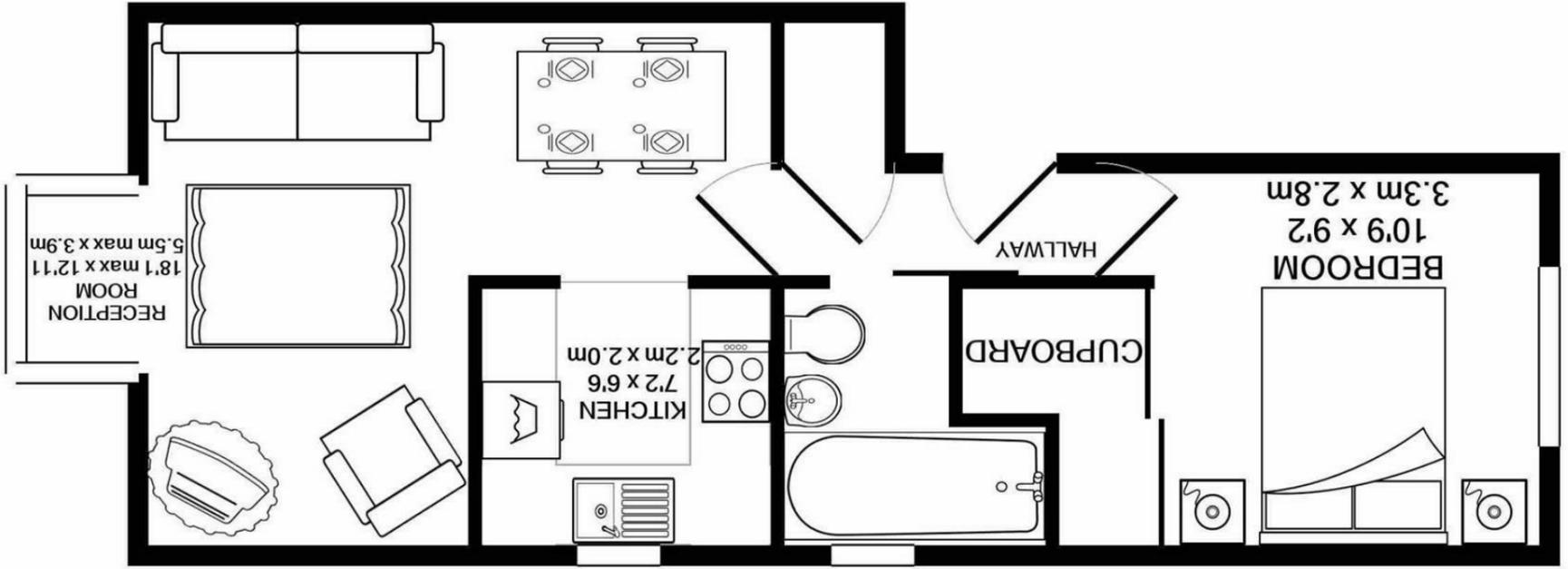


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 390 SQ.FT. (36.2 SQ.M.)**





## 10 Violet Close

Wallington, SM6 7HH

**£950 Per Calendar Month**

Available Immediately - Furnished or Unfurnished. Silverman Black is delighted to offer this fantastic refurbished one bed apartment located on a popular private development close to the centre of Hackbridge and only about 10 minutes walk to Hackbridge BR station. Presented in excellent decorative condition and benefitting from modern electric heating, the accommodation comprises a good size L-shaped lounge/dining room, a separate well equipped kitchen with fitted appliances, a sizable double bedroom with built in double wardrobe, a small but fully fitted bathroom and a decent size hallway with a very deep storage cupboard. Externally, there is one allocated parking space and ample visitors parking space and communal gardens. Hackbridge shopping facilities are about 5 minutes walk away, with the local BR station within half a mile; local bus services run from directly outside the development to Purley and Tooting Broadway (via Mitcham); whilst the tram services from Mitcham Junction (approx 1 mile distant) make Wimbledon and Beckenham accessible. Viewing is highly recommended. No pets. Non smokers.



- Available Immediately - Furnished or Unfurnished
- A well presented and conveniently located one bedroom top floor apartment located on a popular private development only 10 minutes walk from Hackbridge BR station
- Good size accommodation comprising a bright spacious living/dining room, well-equipped kitchen and bathrooms, a large double bedroom with deep double wardrobe and ample storage
- Electric heating, allocated parking space, ample visitor parking
- EPC rating: E (52/77)
- Hackbridge shops approx 5 minutes walk, Hackbridge BR station is under 0.5 miles (10 minutes walk); bus services to Purley and Tooting Broadway are available directly outside the development, and also give access to the trams to Wimbledon & Beckenham
- No pets or smokers - Viewing highly recommended

