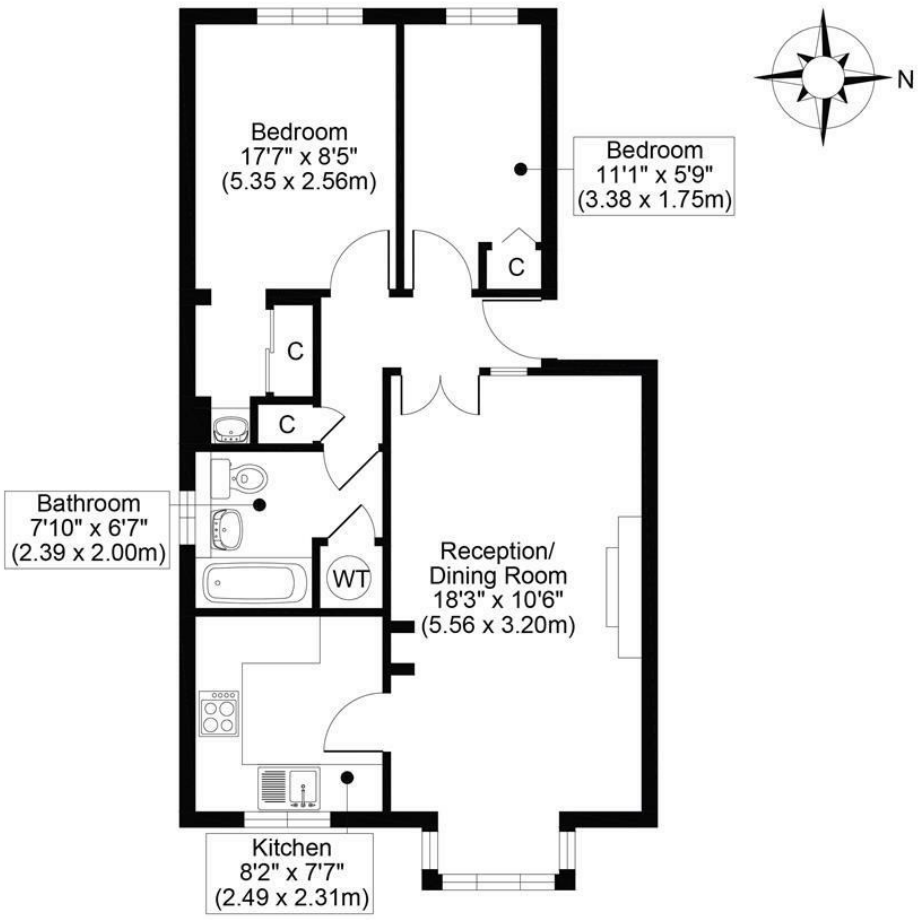
Flat 4, 46 Foxglove Way, Wallington, SM6 7JU **Price Guide £265,000**

SILVERMAN BLACK
PROPERTY SPECIALISTS

FOXGLOVE WAY, SM6

TOTAL APPROX FLOOR PLAN AREA 562 SQ.FT (52 SQ.M)



FIRST FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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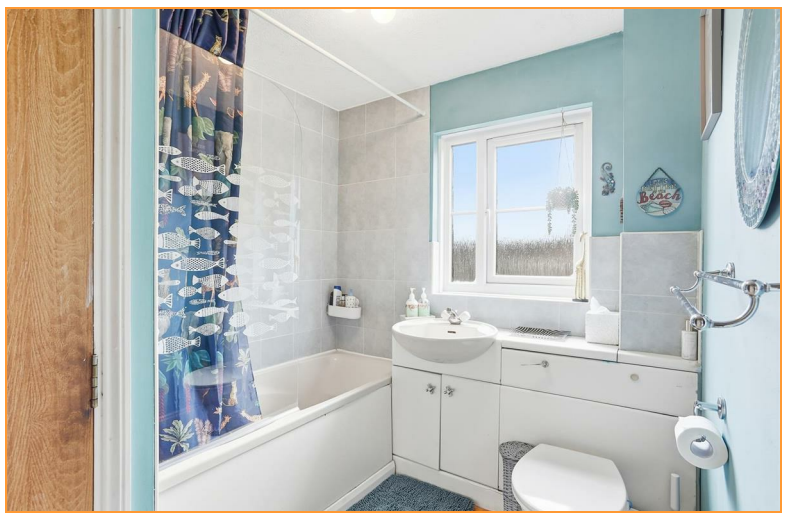

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Wallington, SM6 7JU

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Silverman Black is pleased to present this spacious and well-maintained two-bedroom first-floor apartment situated in the popular "Flowers Estate," just a five-minute walk from Hackbridge village centre and the BR station. An ideal investment and perfect for commuters, the property boasts a generously sized living room featuring a bay window overlooking the communal gardens, alongside a good-sized, independent kitchen with ample work surfaces and storage cupboards. The main bedroom is a substantial double room that benefits from a small en-suite dressing area equipped with a useful wash basin, while the second bedroom is suitable for children, guests, or use as a home office. Externally, the property includes one allocated off-street parking space, additional visitor spaces, and a well-kept communal garden at the rear. The property is leasehold; however, the owners have recently extended the lease term to 999 years, ensuring this will not be a concern for many years to come. Regarding local amenities, Hackbridge village centre offers a good selection of shops, including a newly opened Lidl superstore and is close to attractive open spaces such as Beddington Park, all within walking distance. Hackbridge BR is a Zone 4 station providing regular fast train services to Clapham Junction, London Victoria, and London Blackfriars in approximately 30 minutes, via Mitcham Junction, where commuters can also access the Wimbledon to Beckenham tramlink, which passes through East Croydon. The London Borough of Sutton is renowned for its excellent educational facilities, with five grammar schools within a 3.5 mile radius, alongside numerous outstanding state, private, and independent primary and secondary schools; several sources rank Sutton as the top area for schooling in London in 2025. Viewing this superb apartment is highly recommended—please call today to arrange your appointment.

- A spacious and well presented two bedroom apartment located on the ever popular "Flowers Estate" in Hackbridge
- Entrance Hall, Lounge/Dining Room, Kitchen, Main Bedroom with en-suite Dressing Room, Second Bedroom, Bathroom
- Ample Storage, electric heating, double glazing, allocated parking & visitors spaces, communal gardens
- Only 5 minutes walk/0.25 miles from Hackbridge village centre which offers a good selction of local shops & a recently opened Lidl superstore
- Only half a mile from the wide open spaces of Beddington Park
- Hackbridge BR station is in Zone 4 and affords regular fast trains into Clapham Junction, Blackfriars and London Victoria in around 30 minutes
- 1 mile/20 minutes walk from Mitcham Junction Tramlink - accessing the Wimbledon to Beckenham tram service, via East Croydon
- Brand new lease with 999 years remaining on the term; Council Tax Band "C"; EPC rating "C" (71/79)
- Exceptional educational facilities available throughout the Borough including 5 Grammar Schools
- Viewing highly recommended - so book your visit today!