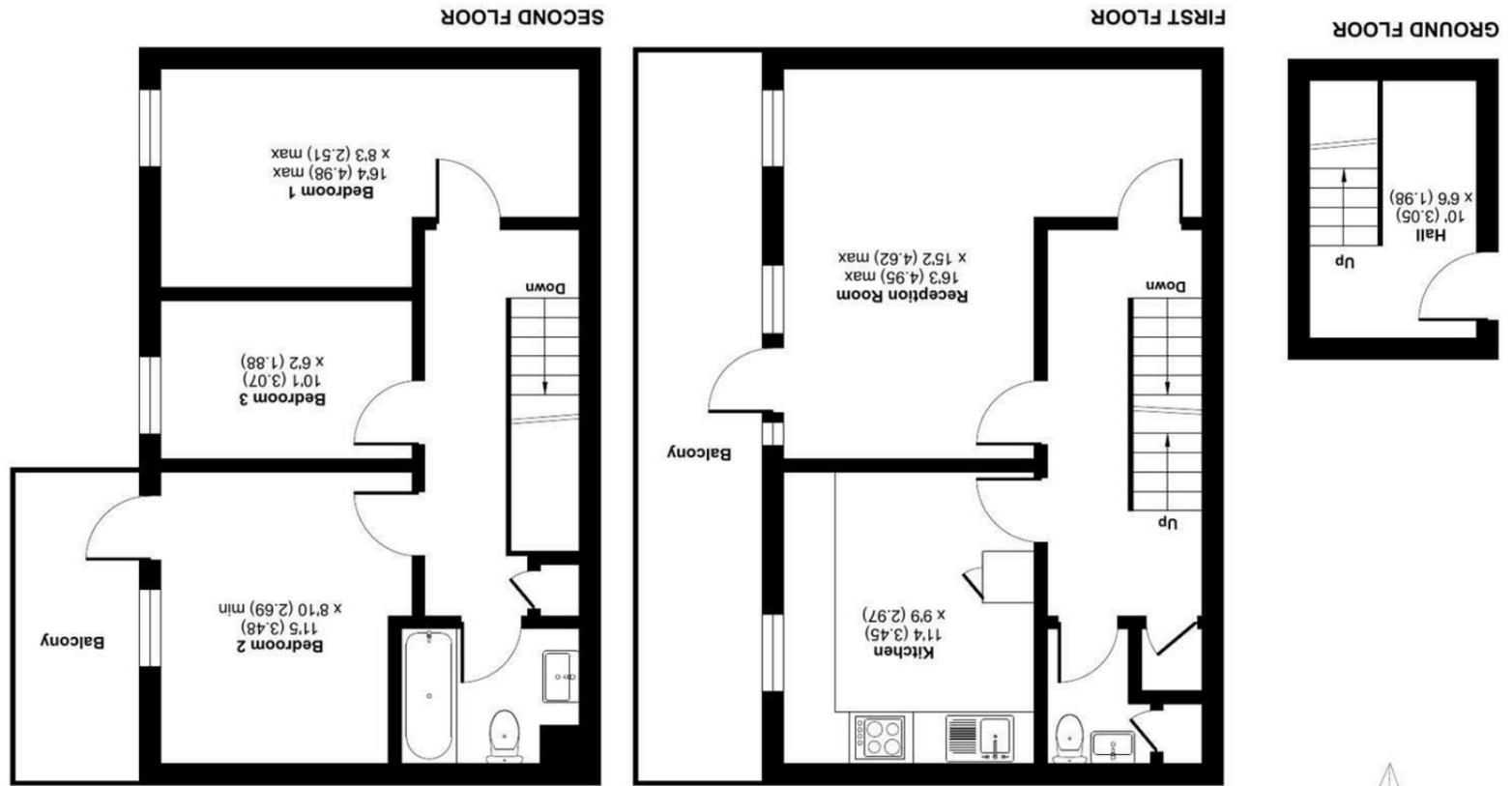


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 Certified Property Measurer RICS



Brackley Close, Wallington, SM6
 Approximate Area = 943 sq ft / 87.6 sq m
 For identification only - Not to scale





7 Brackley Close

Wallington, SM6 9JR

Price Guide £325,000

Silverman Black is delighted to offer this substantial three bedroom split level, "duplex" apartment on the Roundshaw Estate to the market. Affording almost 950 sq ft of living space, this airy and well presented flat offers similar size accommodation to many three bed houses - but at a fraction of the cost - and is being sold with full vacant possession and no onward chain! The apartment has it's own private front door on the ground floor and a deep storage cupboard with stairs rising to the first floor and the main living accommodation which comprises a WC, a large open plan lounge/dining room and a spacious kitchen/breakfast room, whilst there are three bedrooms (two doubles and a good single bedroom) and a bathroom on the top floor. Outside, there is one allocated parking space in a covered "undercroft", whilst the property also has two generous balconies - a full width balcony on the first floor and a "half" balcony off the second bedroom on the top floor. Ready for occupation and located only yards from Wilsons School, we believe that this property would be ideal for a family or even an investor - so we strongly recommend arranging an appointment to view. In terms of local facilities, apart from Wilsons, other local schools include Wallington Primary & St Elpheges, there is a full selection of local shops, The Phoenix Centre and the open spaces of Croydon Aerodrome are only five minutes walk away, whilst bus services (154 from W Croydon to Morden, S4 from Wilsons to St Helier Station and the 455 from Purley to Wallington) run regularly to several local shopping centres & BR stations. Viewing of this outstanding apartment is highly recommended - so call today to make your appointment.

- A spacious and well presented three bedroom split level "Duplex" apartment on the popular Roundshaw estate
- Generous and well proportioned accommodation comprising a private entrance lobby, a large L-shaped lounge/dining room, a well equipped kitchen/breakfast room and cloakroom on the first floor, with three bedrooms and a bathroom on the top floor
- Covered parking for one car, full width balcony on the first floor and a half balcony off the second bedroom on the top floor
- Double glazing & gas radiator central heating
- EPC rating: "C" (66/67); Council Tax Band : "B"
- Lease 125 years with approx 114 years outstanding
- Full Vacant possession with no onward chain
- Wilsons School, St Elphege's and Wallington Primary are all within 0.25 miles, local shops and The Phoenix Centre are five minutes walk away; ample bus services (154, 455 & S4) accessing Purley, Morden, Wallington and St Helier stations
- Viewing strongly recommended

