



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagram 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 visited and no guarantee as to their operability or efficiency can be given.
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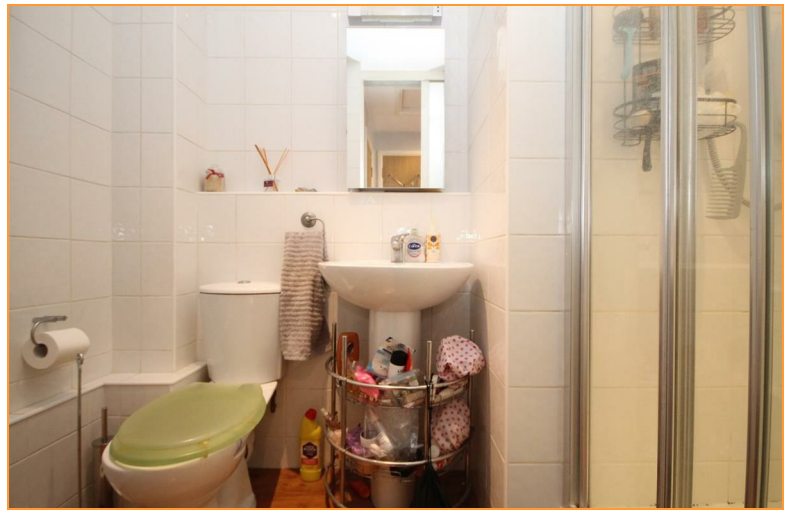


Flat 12 3 Violet Close

Wallington, SM6 7HH

Offers Over £185,000

Silverman Black is delighted to offer this well presented top floor studio apartment located on a popular private development close to the centre of Hackbridge and local amenities. Only a 6 minute walk from Hackbridge BR station, the flat offers a generously proportioned living room/bedroom with a bright bay window, a well equipped kitchen with plenty of cupboard space, electric oven and hob & washing machine and a refitted shower room. In addition, the apartment affords plenty of storage with a cupboard just inside the front door, use of the loft over the unit and an additional lockable storage cupboard just off the communal hallway. Furthermore the apartment has a good term left on the lease (approximately 110 years), a private allocated parking space with ample visitors facilities and use of a well maintained, tranquil rear garden. In our opinion, a perfect first step on to the property ladder or an ideal investment. Hackbridge BR station is 0.3 miles distant and offers 4 fast trains per hour to London Victoria, whilst Mitcham Junction BR and Tram station is just less than 1 mile distant - offering access to both Wimbledon and Beckenham. Viewing is highly recommended - so call today to book your appointment..



- A well presented top floor studio apartment located on a small private development close to Hackbridge BR station
- Generously proportioned living room, a well equipped modern kitchen with ample storage & some appliances, refitted shower room
- Ample storage, double glazing, electric night storage heating
- Allocated, private parking and use of the tranquil communal gardens
- Good remaining term on the current lease at approximately 110 years
- Perfect first step onto the property ladder or an ideal investment
- EPC rating: C (72/80)
- Viewing Highly Recommended

