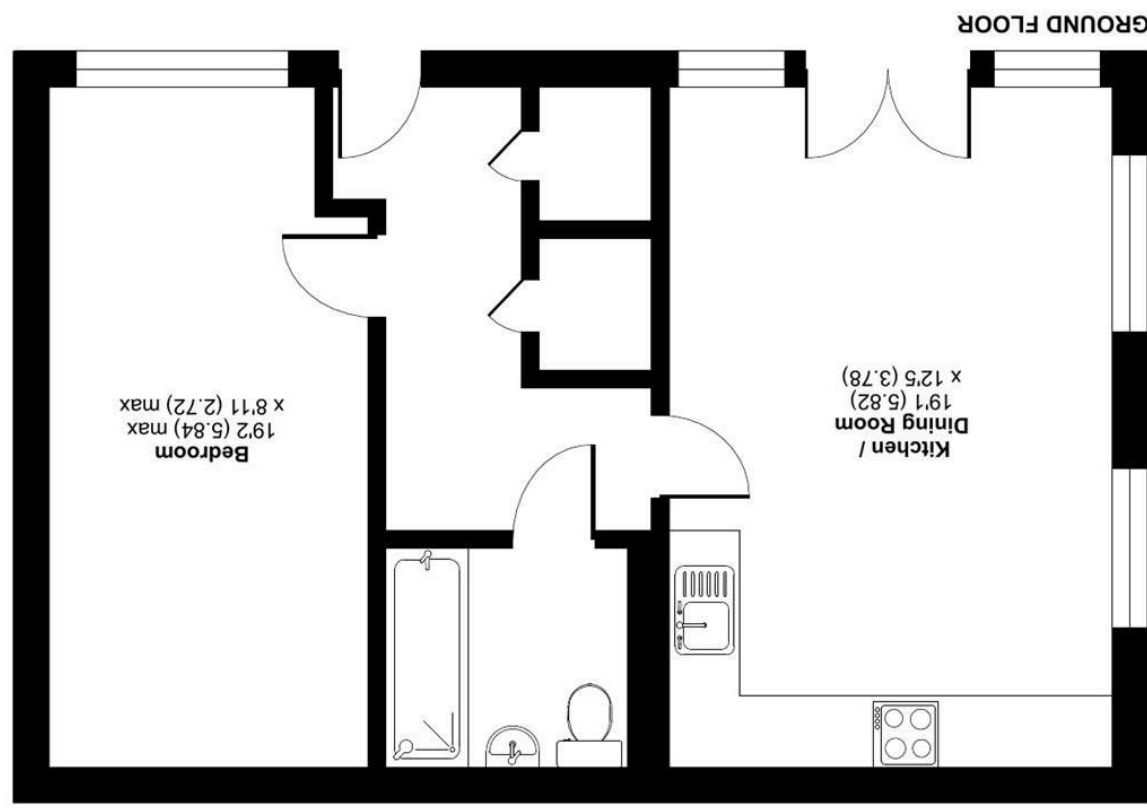




Thread Street, Wallington, SM6  
Approximate Area = 575 sq ft / 53.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nldhcom 2022.  
Produced for Silverman Black Estate Agents. REF: 921383  
RICS Certified Property Measurer







## 16 Thread Street

Wallington, SM6 7FB

£275,000

Silverman Black are delighted to offer to market this nearly new, one bedroom ground floor apartment with a small private patio area., located in the sought after New Mill Quarter development at the heart of Hackbridge. Being sold vacant and with no onward chain, the flat is situated only about a five minute walk (0.2 miles) from Hackbridge BR Station and High Street, and is tucked away on a quiet residential road - perfect for those looking for easy access to local amenities and/or access into the city while retaining a more peaceful and quiet environment. Internally the property is comprised of a spacious, bright and well-equipped integrated kitchen/living room with adequate space for a formal dining table , with dual aspect windows and large French doors leading to a bijoux patio outside. There is a generous double bedroom with enough room to fit cupboards and home office and a stylish modern bathroom suite. Additional benefits include private front door leading to a well proportioned hallway with large storage cupboard space, long remaining term on lease (over 120 years) and Felnax Park under 100 yards away.



- New build development at the heart of Hackbridge
- Long term remaining on current lease - over 120 years
- Five minute walk (0.2 miles) to local amenities and transport links
- Open plan kitchen/living room with space for formal dining
- Large and spacious double bedroom 19'2 x 8'11 (5.84m x 2.72m)
- Direct access to small but pretty patio area via French doors
- Great decorative condition throughout
- EPC: Current B (82)/Potential B (82)
- Council Tax Band C

