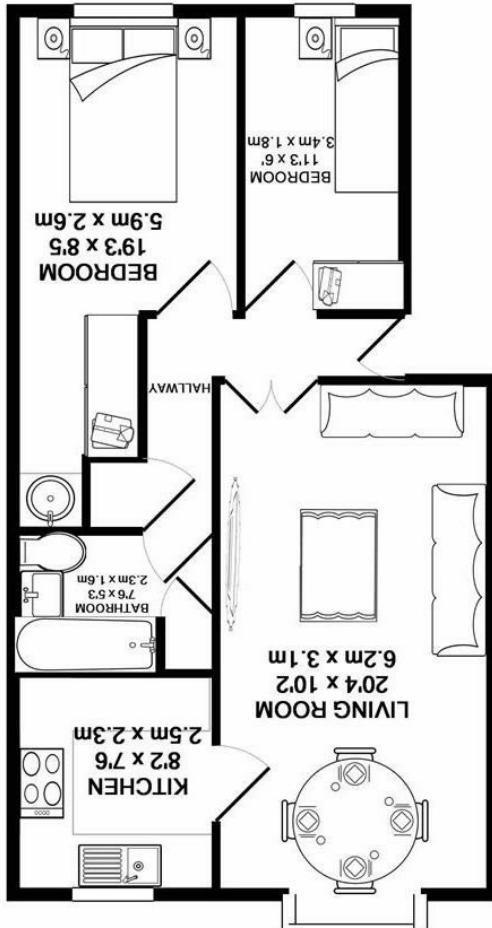


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

TOTAL APPROX. FLOOR AREA 59 SQ.FT. (5.01 SQ.M.)



**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS





## Flat 6, 1 Violet Close

WALLINGTON, SM6 7HH

Price Guide £269,950

Silverman Black is delighted to offer this spacious and well-presented two bedroom, top floor, apartment on the popular "Flowers Development" - only a five minute walk from the centre of Hackbridge and Hackbridge BR station. Located on the top floor of the building - so benefitting from wide-ranging views and additional storage facilities in a large boarded, lit & easily accessible loft - the apartment comprises a good size entrance hall, a spacious living room, a well-equipped integrated kitchen, two well-proportioned bedrooms (the main bedroom has an additional small private dressing room with a basin) and a modern bathroom suite. Both rooms have in-build wardrobes. Outside, the communal areas are well presented and there is one allocated parking space in front of the building, with ample visitors parking. Other benefits include double glazing, electric heating, a security entryphone system, well maintained communal gardens - plus the property will be being sold with full vacant possession and no onward chain. In relation to the lease, the 125 year term runs from 1st April 1989, expiring in 2114 - so there are just over 90 years left unexpired with service charges of £1,771.20 last year - the cul de sac is self-managed, so the charges are effectively set by the residents. In relation to local facilities, the shops in the centre of Hackbridge (including a Sainsbury's Local and a large Lidl) are approximately 5 minutes walk away (0.25 miles), with Hackbridge BR station - which affords fast easy access to Clapham Junction and London Victoria - only 100 yards further away. There are numerous bus services from just outside the development giving access to both Sutton town centre and Morden Underground station, whilst the Wimbledon - Beckenham tram service is accessible at Mitcham Junction, which is one mile away (20 mins walk or a couple of stops on the bus). Viewing of the exceptional apartment is very highly recommended - so call today to book your appointment to view.



- Silverman Black is delighted to offer this spacious and well presented two bedroom top floor apartment located on the Flowers Development in central Hackbridge
- Being sold vacant and with no onward chain
- Accommodation comprises: good size entrance hall, a generous living room, a well equipped integrated kitchen, the main bedroom with an en-suite dressing room, second bedroom and family bathroom
- Externally, there are well maintained communal areas and gardens, one allocated parking space per apartment and ample visitors parking
- Double glazing, electric heating, security entryphone system, large boarded loft with fitted ladder offering additional storage
- Council Tax Band "C"; EPC rating "D"; Leasehold
- 125 year original term, with 90 years currently unexpired; service charges c £1770 pa
- Local shops & facilities including a large Lidl supermarket and Hackbridge BR station is approx 0.25 miles away
- Bus services to Sutton centre and Morden Underground station are outside the development, whilst the Wimbledon - Beckenham tram line is accessed at Mitcham Junction - 1 mile away
- Viewing of this exceptional flat is highly recommended - so call today to book your appointment

