







## 170 Mullards Close

Mitcham, CR4 4FF

£270,000

Silverman Black is delighted to offer this well-proportioned two-bedroom second-floor apartment, set within the popular Mullards Close development and surrounded by well-maintained communal grounds bordering the River Wandle. The accommodation comprises a welcoming entrance hall, a spacious living and dining room, a well-equipped separate kitchen, two well-proportioned bedrooms, and a three-piece bathroom suite. The property is clean, well maintained, and offers an excellent opportunity for a purchaser to personalize and enhance over time. A rare and highly valuable feature of this apartment is the private access to a substantial loft or attic space spanning the full footprint of the property, providing approximately 35 to 40 sqm of usable storage. This offers a significant practical advantage and allows the main living areas to remain uncluttered. Further benefits include residents' parking, attractive communal grounds with riverside walks, and a long lease of over 150 years, providing peace of mind and long-term security for owner-occupiers and investors alike. Hackbridge town centre, including Lidl and Sainsbury's supermarkets and the well-regarded Hackbridge Primary School, is approximately a 7-minute walk away. Hackbridge station is around a 9-minute walk, offering excellent transport links, with additional tram services available from Mitcham Junction.

Viewing is strongly recommended.



- Two bedroom, top floor apartment presented in immaculate condition throughout.
- Situated in a well maintained development with large communal gardens and off street parking for residents.
- Under a mile from Mitcham Junction BR and Tram station and half a mile from Hackbridge BR station.
- Electric heating, double glazing and access to attic providing ample storage.
- EPC certificate: Current 71 (C), Potential 77 (C).
- Long lease remaining (Approximatley147 years).
- Council Tax Band: C
- Service and Maintenance charges - £1,896 per annum, Ground Rent - £100 per annum
- Viewing by appointment only, get in touch and book in to see this wonderful apartment.

