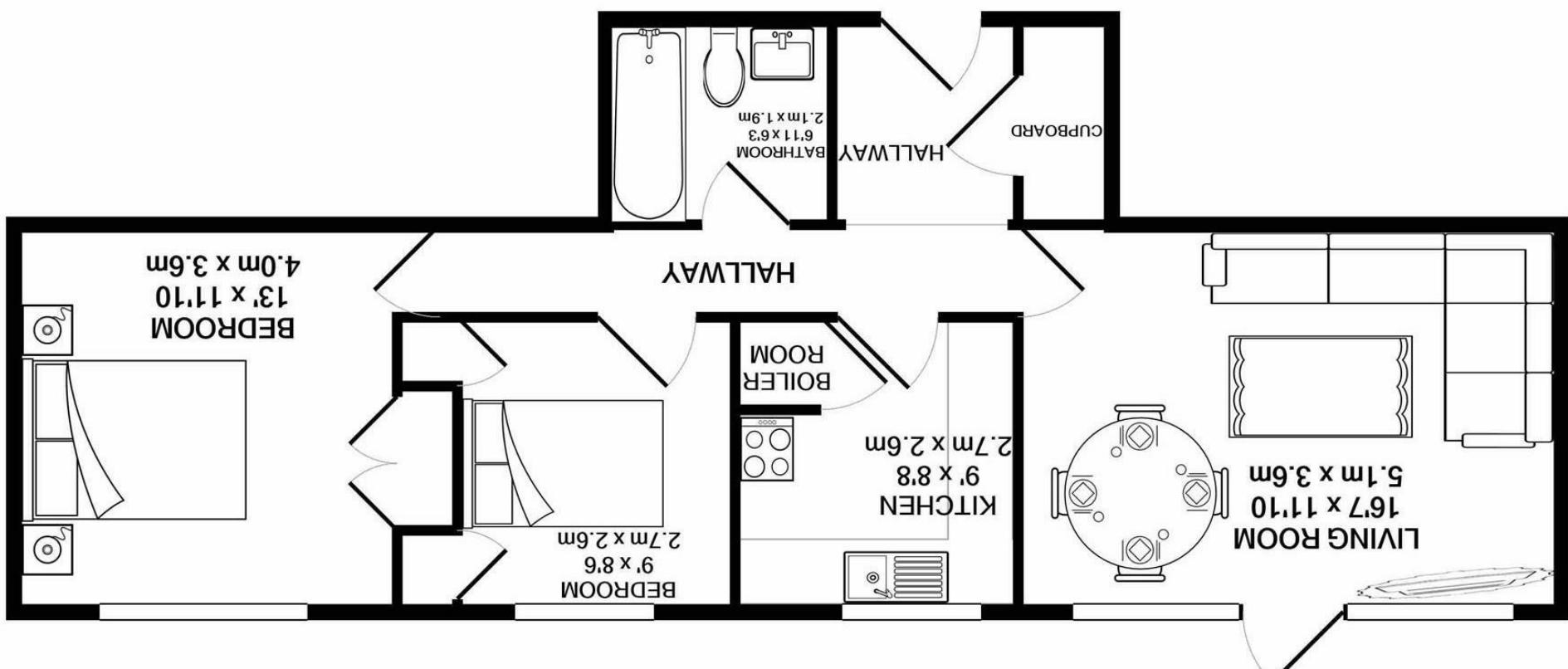


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.7 SQ.M.)

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# SILVERMAN BLACK

PROPERTY SPECIALISTS





## 19 Brambledown Road

Wallington, SM6 0TH

**£300,000**

Silverman Black are pleased to offer this sizeable 2 bedroom ground floor flat for viewings. While the property needs updating internally the apartment is very spacious and offers a large entrance hall leading to the living room with floor to ceiling windows and door leading to the communal gardens flooding the room with natural light, a well proportioned kitchen, a spacious bathroom and two double bedrooms with built in storage. The property benefits from central heating, double glazing, well maintained communal gardens and garage parking facilities en-bloc. Located only a short 15 min walk from Wallington Town Centre local amenities and transport links (Wallington BR Station and bus routes to Croydon and Sutton) the property would make a good project for first time buyers looking to put their stamp on their first home or investors. Additionally the property benefits from a long remaining lease (over 900 years) and low service and maintenance charges. EPC: TBC. Viewing Highly Recommended.

- Sizeable 2 bedroom ground floor flat
- Double bedrooms with built in storage
- Long lease with over 900 years outstanding
- Low service and maintenance charges comparatively
- Beautifully maintained communal gardens
- Double glazing and central heating
- EPC: TBC
- Viewing Highly recommended

