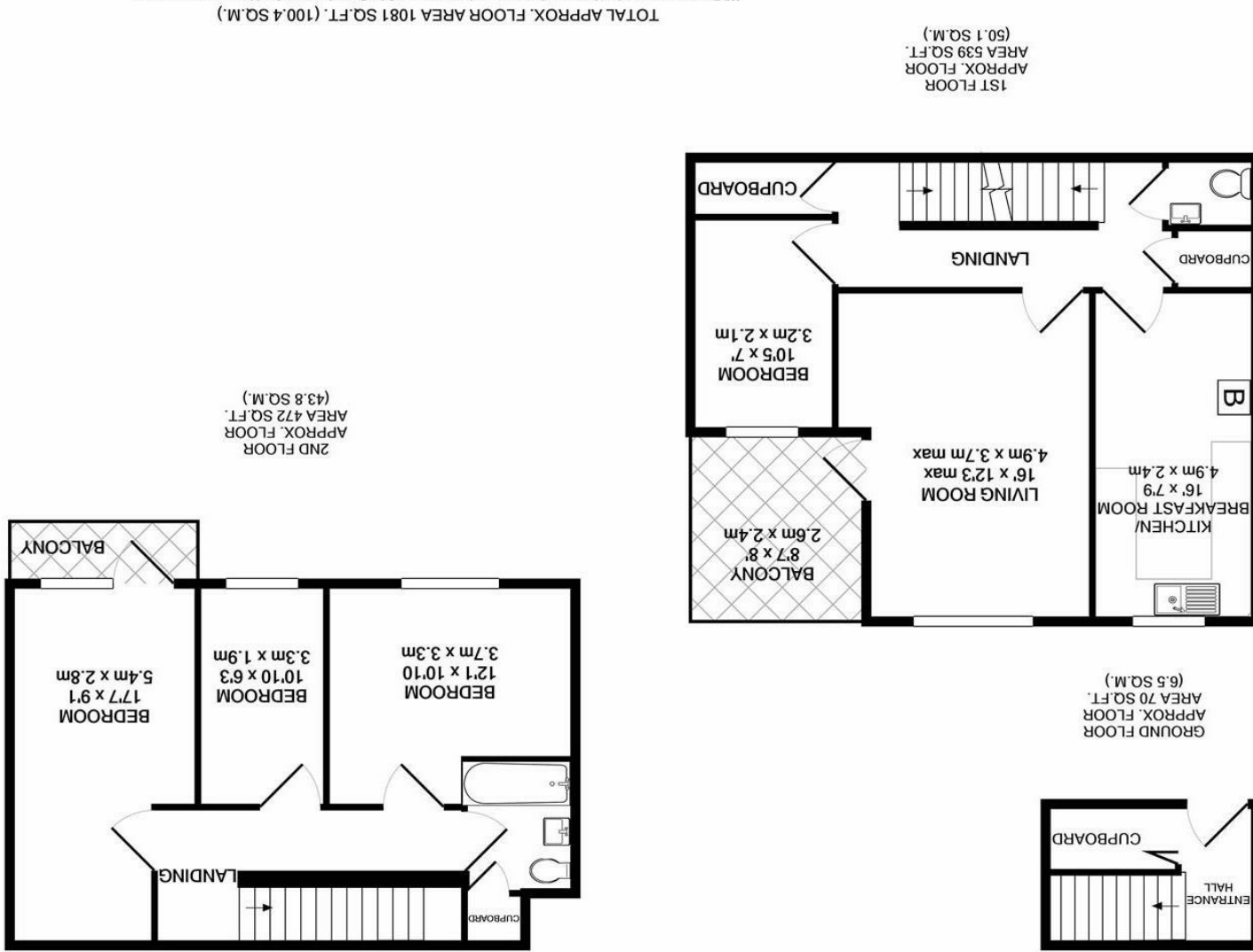


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as 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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**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS







## 25 Douglas Close

Wallington, SM6 9JS

Price Guide £375,000

Silverman Black is delighted to offer this newly refurbished four bedroom split-level "Duplex" apartment located on the south side of Wallington, which is being offered with full vacant possession and no onwads chain. Boasting new kitchen, bathroom and WC facilities, the property has been completely redecorated, with new floor coverings and a new gas/radiator central heating fitted, whilst the electrics have been overhauled and a new ECIR certificate is provided. The accommodation comprises a good size entrance lobby with ample hanging for coats with stairs rising to the first floor, which houses the living room, a south-facing balcony, the kitchen, bedroom 4/home office, a cloakroom and two very large storage cupboards. On the top floor there are three generous bedrooms, a newly fitted bathroom and additional storage. Externally, there is communal under-croft parking outside the front door - available on a first come, first served basis. The property has 86 years unexpired on the current lease. In terms of local facilities, the development is well served with it's own shopping and recreational facilities in Mollison Square and The Phoenix Centre - which incorporates a large fitness facility - and the Wallington Medical Centre (0.1 miles). Public transport is available with buses running at the end of Douglas Close (the 154 service giving access to both Morden Underground and East/West Croydon) whilst local BR facilities at available at Wallington (1.8 miles) and Waddon (1.4 miles). Local schools include Wilson Grammar School (approx 400 yards) , St Elphages Catholic School, Wallington Primary Academy and Forresters Primary, all of which are a short walk away. Viewing is highly recommended.



- A substantial brand newly refurbished four bedroom split level apartment which is being sold vacant and with no onwads chain
- Exceptionally generous living accommodation including a spacious living room and south facing balcony, a large kitchen/breakfast room, four well proportioned bedrooms, a bathroom & separate WC, and ample storage
- Brand new kitchen & bathroom/wc facilities, new heating system, overhauled electrical system - with new Gas & Electrical Safety certificates
- Gas/radiator heating. double glazing, 86 years outstanding on the lease
- Communal under-croft parking space
- EPC: C (78/81)
- BR facilities at Wallington (1.8 miles) and Waddon (1.4 miles), bus services to Morden and East/West Croydon on the doorstep, fantastic schooling, shopping and recreational facilities within a short walk
- Viewing very highly recommended

