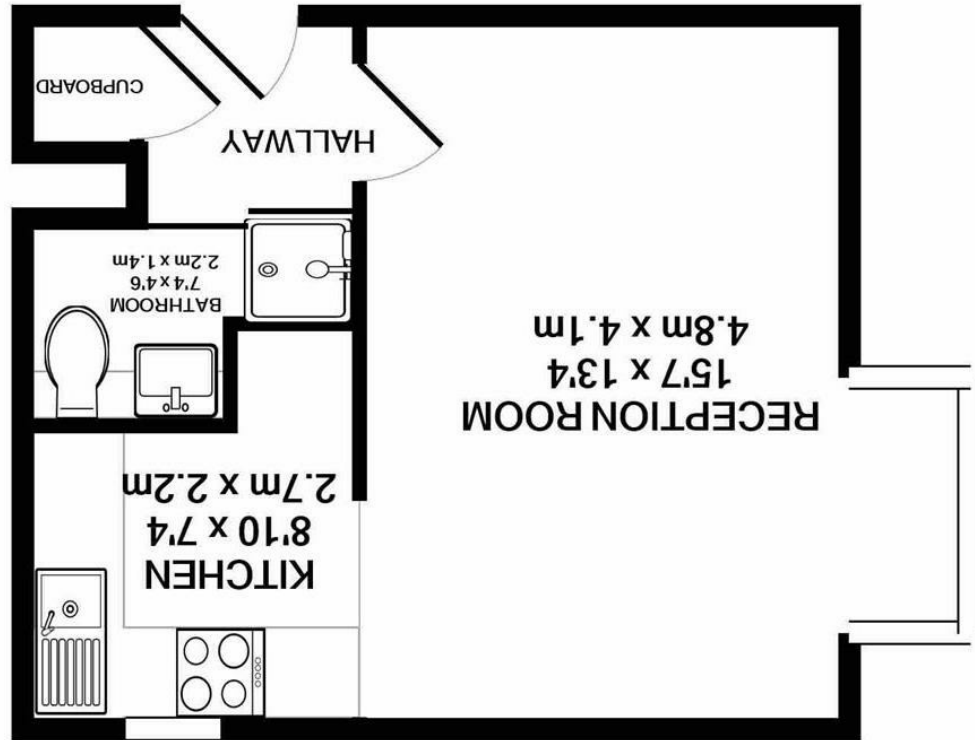


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 292 SQ.FT. (27.2 SQ.M.)





## Flat 11, 3 Violet Close

Wallington, SM6 7HH

£150,000

Silverman Black is delighted to offer this good size and well located studio apartment, positioned on a well regarded private development only about 5 minutes walk from Hackbridge BR station. The property, which is being sold with vacant possession and with no onward chain, has been recently redecorated and had new double glazed windows fitted in the living room but could still do with some updating and refurbishment in the kitchen and bathroom facilities, whilst several similar apartments have found it beneficial to upgrade the electric night storage heater located in the lounge. The accommodation comprises of a private entrance hall with a good size coats/storage cupboard, a compact shower room, a generously proportioned living room with a deep bay window overlooking the rear gardens and a good size kitchen. Other benefits include electric night storage heating, an allocated parking space with ample visitors spaces, well maintained communal gardens and a good length lease. Because of the location, we feel this unit would make an ideal first purchase, investment or a pied a terre for anyone working in the city but perhaps living full time further out of "town". We have the keys, the property is empty and we strongly recommend visiting - so call today to make an appointment!



- A good size and well located studio apartment in need some refurbishment only about 5 minutes walk of Hackbridge BR station
- Vacant possession with no onwards chain
- Recently redecorated, new double glazing fitted in the living room, but updating required in the kitchen & bathroom areas
- Accommodation comprises of a private entrance hall, shower room, living room and kitchen
- Electric heating, allocated parking space, ample visitors parking, well maintained communal gardens, good lease length remaining
- EPC Rating: TBC
- Hackbridge BR station - approx 0.3 miles distant (5 minutes walk); Mitcham Junction Tram line 1 mile distant
- Viewing highly recommended - so call today to book your appointment

