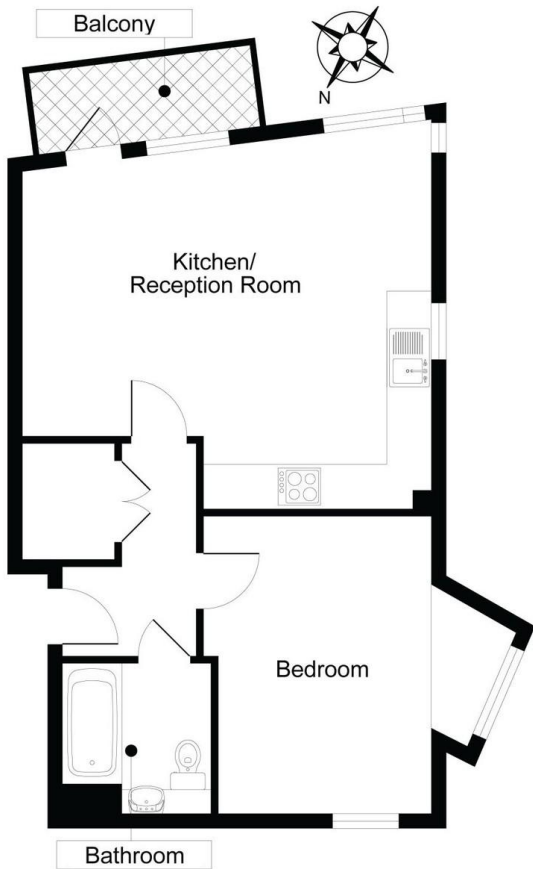


2 Baywillow Avenue, Carshalton, SM5 2AX | **Guide Price £230,000**

A beautifully presented 1 bedroom luxury apartment located in close proximity of bus routes and Hackbridge Railway station. The property benefits from double glazing, modern interior, security entry phone and private balcony. No Onward Chain.



## ENTRANCE HALL

**LIVING ROOM 18' 1" x 16' 8" (5.51m x 5.08m)**

## BALCONY

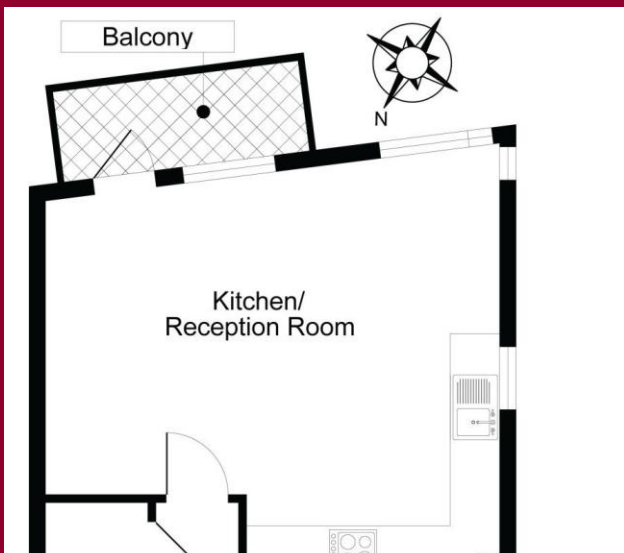
**BEDROOM 1 13' 6" x 9' 4" (4.11m x 2.84m)**

**BATHROOM 7' 0" x 6' 8" (2.13m x 2.03m)**

## NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.



## CARSHALTON

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