



Batik Court Rayon Close, WALLINGTON SM6 7FY

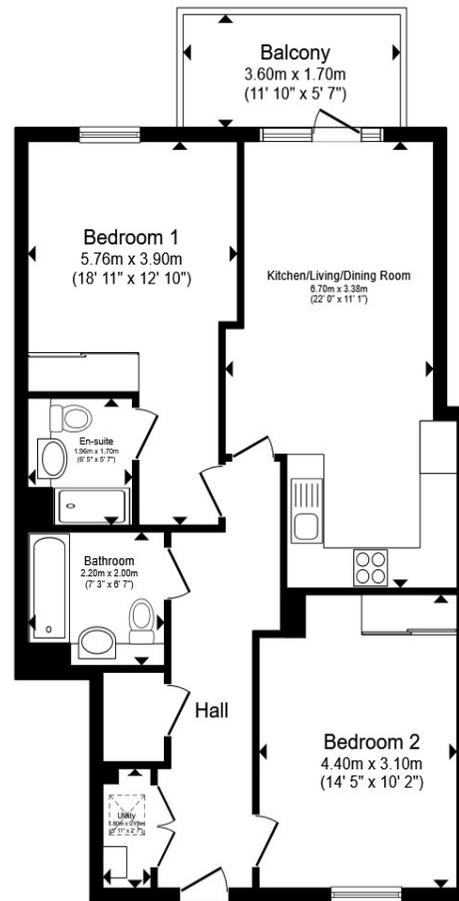


welcome to

Batik Court Rayon Close, WALLINGTON

Located within the sought-after Batik Court, in the heart of the popular New Mill Quarter development, this beautifully presented two bedroom, two bathroom apartment offers modern living in a prime Hackbridge location. Situated on Rayon Close, the property benefits from secure entry access and lift service, providing both convenience and peace of mind. The apartment features a bright and spacious open-plan living and dining area, complemented by a contemporary fitted kitchen with integrated appliances. Large windows allow for an abundance of natural light, creating a welcoming and airy atmosphere throughout. There are two generously sized double bedrooms, including a well-appointed principal bedroom with a sleek en-suite shower room. A stylish family bathroom serves the second bedroom and guests, finished to a high modern standard. Residents enjoy secure entry, lift access, and well-maintained communal areas. The development is ideally positioned within walking distance of Hackbridge railway station, offering excellent transport links into Central London and surrounding areas. Local shops, green spaces, and amenities are also close by, making this an ideal home for professionals, first-time buyers, or investors alike.





Floor Plan

Total floor area 72.2 m² (778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Batik Court Rayon Close, WALLINGTON

- TWO BEDROOM SECOND FLOOR APARTMENT
- EXCELLENT CONDITION THROUGHOUT
- PRIVATE BALCONY
- LIFT ACCESS & SECURE ENTRY SYSTEM
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2196.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£430,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WLG106508](https://www.barnardmarcus.co.uk/Property/WLG106508)



Property Ref:
WLG106508 - 0004

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