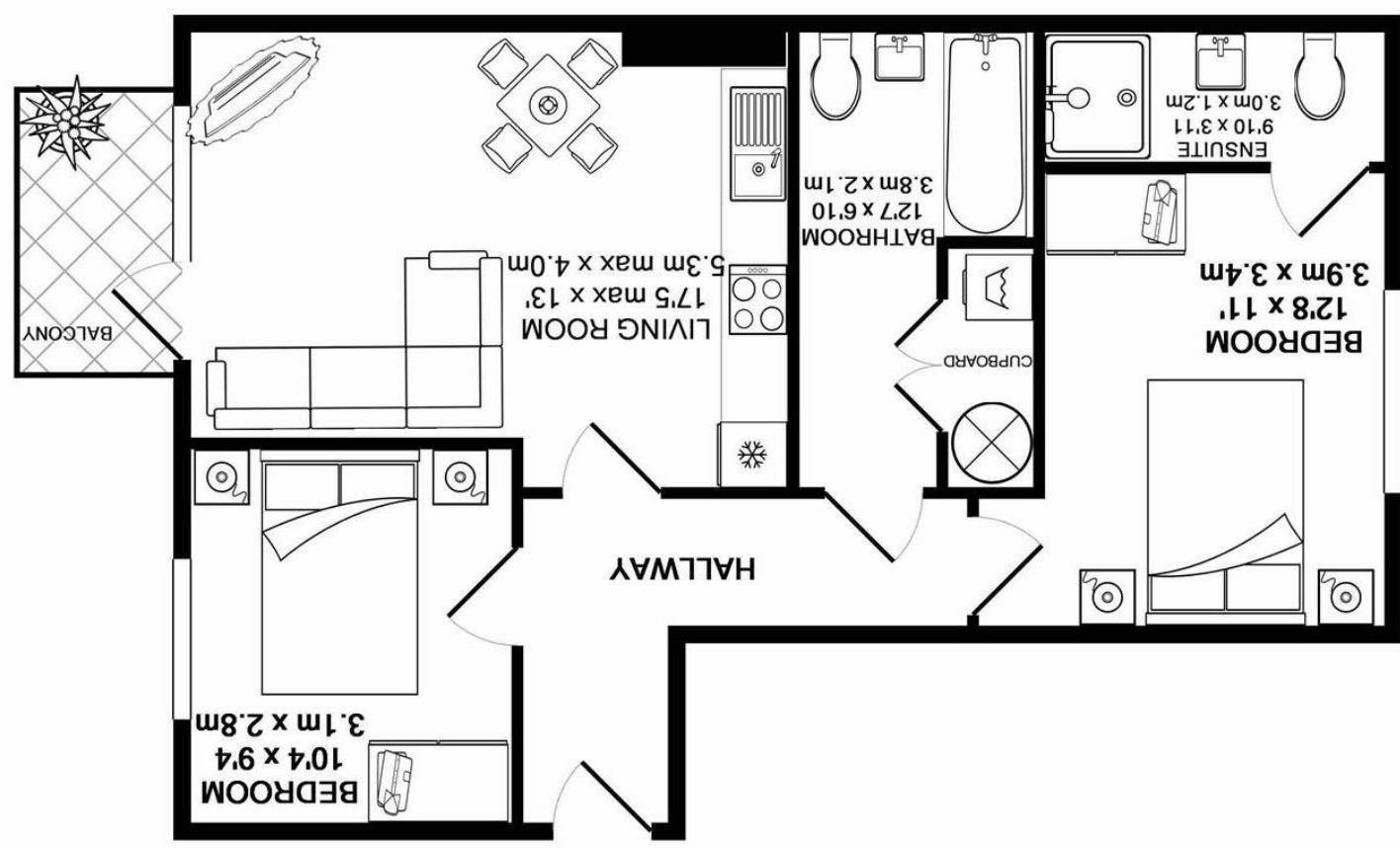


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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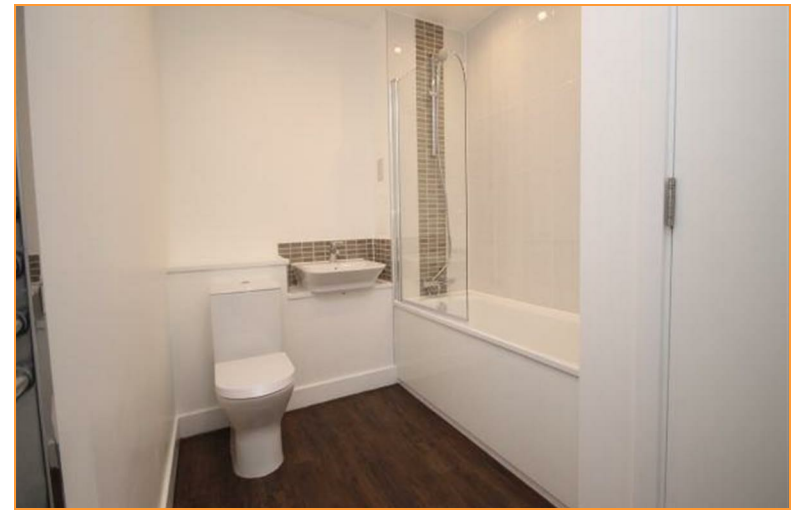


18 Baywillow Avenue

Carshalton, SM5 2AX

£299,950

Silverman Black is delighted to offer this spacious and well-presented two bed, two bath first floor apartment in the Baywillow Avenue complex, just off Culvers Avenue. Only about seven years old, the flat affords generous living accommodation which incorporates an upgraded kitchen with integrated appliances, and a private balcony. Both bedrooms are good size doubles, with the master bedroom benefiting from a well equipped ensuite shower room. The family bathroom is fitted to a high specification and also houses a large storage/utility cupboard with plumbing for the washing machine. Additionally, the development affords a lift service, approx. 3 years NHBC guarantee, video entry phone security system, an eco-friendly communal central heating & hot water system and the balance of a 125 year lease. Parking is communal with ample bays within the development, and there is a useful convenience store and community centre within a couple of minutes walk. Hackbridge BR station is approximately 15 minutes walk away offering easy access to Central London. An early viewing is highly recommended.



- Spacious two bedroom, two bathroom first floor apartment in the popular Baywillow Avenue complex
- Accommodation comprises a generous living room with upgraded kitchen and private balcony, two double bedrooms, ensuite shower room and a large family bathroom
- Lift service to all floors, video entryphone security system, ample communal parking, large bike store
- Balance of NHBC guarantee (approx 3 years), eco-friendly communal hot water & central heating system
- Long lease - over 115 years unexpired
- Handy convenience store and community centre right on hand, approx 15 minutes walk to Hackbridge BR station
- EPC rating: C (74/74)
- Vacant possession with no onward chain
- Viewing highly recommended

