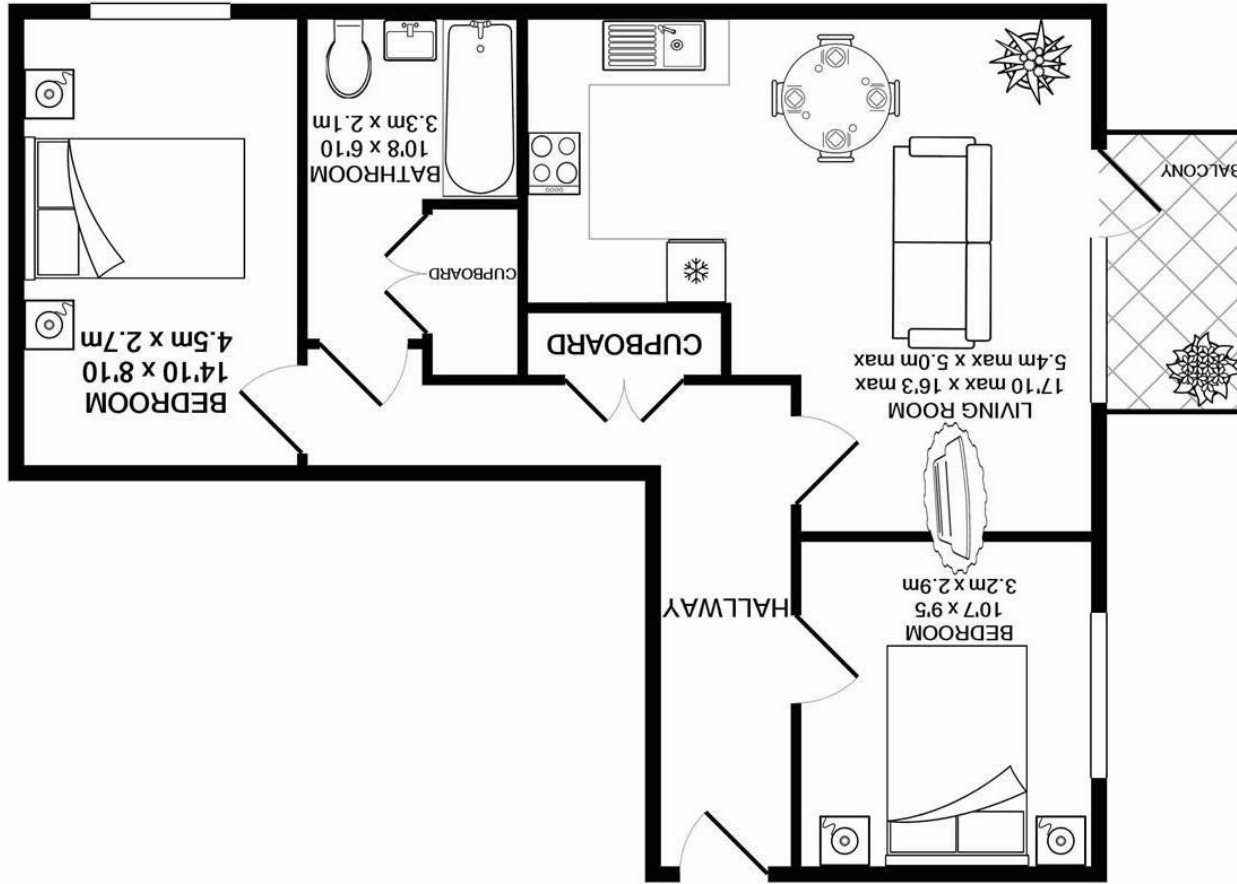


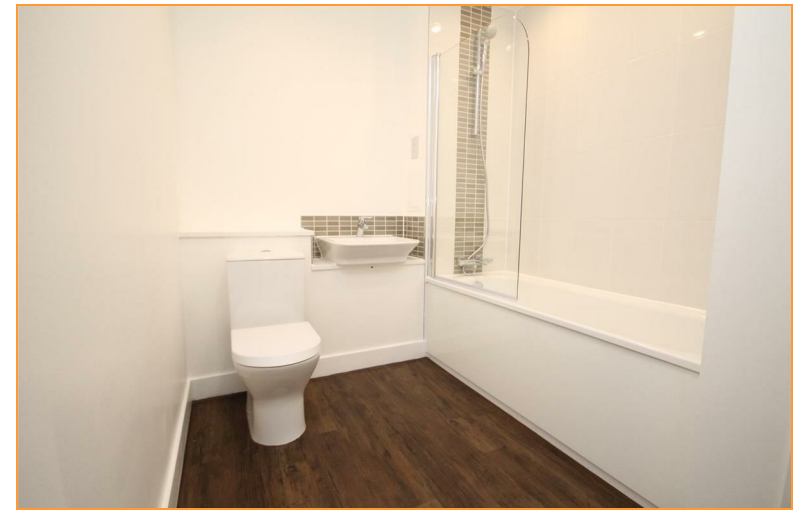
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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 651 SQ.FT. (60.5 SQ.M.)

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 28 Baywillow Avenue

Carshalton, SM5 2AX

Offers Over £285,000

Silverman Black is delighted to offer this spacious and well presented two bedroom second floor apartment located in a waterside development only about half a mile from Hackbridge BR station (0.5 miles). The apartment affords a sizable and welcoming entrance hall, a large open plan living area with a recessed, fully integrated kitchen and pleasant east facing balcony, two genuine double bedrooms and a large family bathroom - with plenty of storage in the hallway. Other benefits include a full lift service to all floors, an eco-friendly communal central heating (radiators) and hot water system, a video entryphone security system, ample parking within the development and full vacant possession, with no onwards chain. Local amenities include a convenience store positioned at the entrance to the development opposite The Riverside Centre - a bit of a local landmark - and the River Wandle, whilst there is pedestrian access via Culvers Retreat to Hackbridge BR station, which is 0.5 miles away - around a 10 minute walk - making this quality apartment an ideal purchase for first time buyers/commuters or as a rental investment. Viewing is highly recommended and appointments can be booked via Silverman Black - so call today!

- A spacious and well presented two double bedroom second floor apartment - with full vacant possession - only 10 minutes walk from Hackbridge BR station
- Accommodation comprises a large entrance hallway, with deep double storage cupboard, a bright and airy open plan living area with a recessed fully integrated kitchen, east facing balcony, two double bedrooms and a large family bathroom
- Video entryphone security system, eco-friendly communal central heating/hot water system, full double glazing
- Lift service to all floors, ground floor communal store room and bin storage area, attractive "quad" gardens at the front of the building
- Local convenience store on site, only yards from the Riverside Centre, 0.5 miles (10 mins walk) to Hackbridge BR station
- EPC rating: C (75/75)
- Viewing strongly recommended - so call today to book your appointment

