



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





61 Sweetbriar Avenue

Carshalton, SM5 2FL

£299,950

Silverman Black is pleased to offer this bright and spacious two bedroom, 2nd floor apartment built by Messrs Rydon Homes in recent years. Being offered with no onward chain, the apartment affords generously proportioned accommodation comprising a welcoming entrance hall, a substantial open plan living room with a well-equipped kitchen facility and a spacious balcony, two genuine double bedrooms and a large family bathroom. In addition, the apartment has several deep storage cupboards, a video entryphone security system, lift services giving access to all floors and an eco-friendly communal hot water/central heating system. Other benefits include ample on site parking for residents, a 125 year lease with around 117 years unexpired on that term and the balance of the NHBC guarantee. In terms of facilities, the development has it's own convenience store & riverside playground, whilst the Riverside Community Centre is located adjacent. Hackbridge BR station is approximately 12 minutes walk away (0.6 miles) offering fast and easy access to both Clapham Junction and London Victoria (28 mins). Viewing is strongly recommended.



- A spacious and well-presented two bedroom, 2nd floor flat with a large balcony and lift services
- Being sold vacant and with no onwards chain
- Excellent accommodation comprising a 28 ft open plan living room incorporating a well equipped kitchen, a large balcony, two double bedrooms and a family bathroom
- Long lease with approx 117 years remaining, Balance of the NHBC guarantee
- Ample storage, video entryphone system. lift services to all floors
- EPC rating: B (86/86)
- Hackbridge BR station 0.6 miles distant, bus services to Morden underground terminus from directly outside the development
- Viewing very highly recommended

