



Scarlet House, Thimble Crescent, Wallington, SM6

Asking Price: £380,000

 Benham
& Reeves

Scarlet House, Thimble Crescent, Wallington, SM6

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A beautiful two bedroom flat spanning approximately 667 square feet, set on the fourth floor of a contemporary building. Throughout the flat, there are large floor-ceiling windows bringing in plenty of natural light, creating a bright atmosphere. The open-plan living room and U-shaped kitchen leads to a private balcony. The kitchen includes integrated appliances and is finished to a high standard. There are two double bedrooms with carpeted flooring for extra comfort. Additionally, there is a superb three piece bathroom.

Living at New Mill Quarter will allow you to embrace the outdoors with running, cycle trails and walks through the nearby 143 acre Beddington Park and also relax in Hackbridge Gardens on-site.

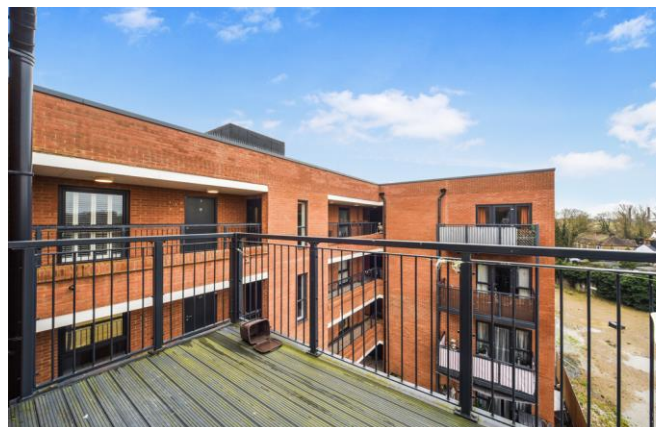
The development offers direct links to London Victoria and London Bridge in under 30 minutes from adjacent Zone 4 Hackbridge station.





Property Features:

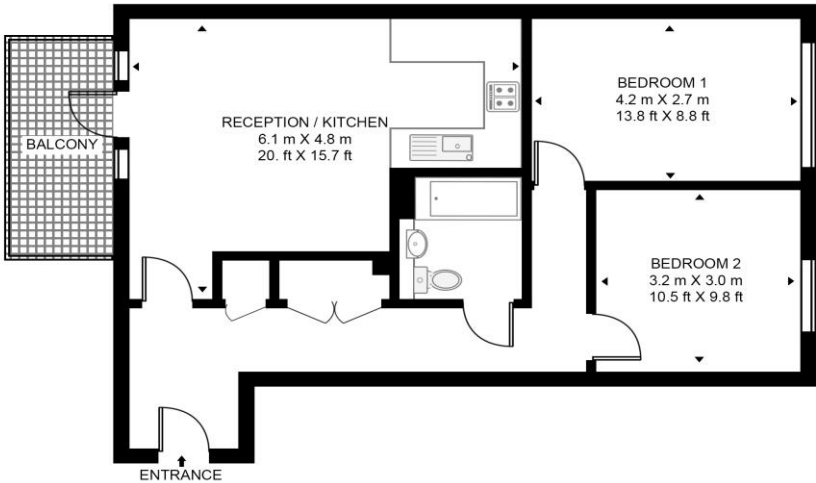
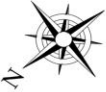
- Two Bedrooms
- One Bathroom
- Fourth Floor
- 667 Square Feet (Approx.)
- Private Balcony
- Porter
- Hackbridge Station - 0.3 Miles - National Rail



Scarlet House, Thimble Crescent, Wallington, SM6



SCARLET HOUSE, 17 THIMBLE CRESCENT
 APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ.FT (62 SQ.M)



FOURTH FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
 WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£380,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,695.98 (per annum) to May 2025
Anticipated Rent:	£1,600.00 pcm Approx. 5.1 % Yield

Viewings:

All viewings are by appointment only through our Imperial Wharf Office.

Our reference: NIN250019

T: 020 3282 3700

E: imperialwharf.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

