



**37 Saxon House 170 London Road, Hackbridge, SM6 7AN -
£1,600 Per month**



A modern, energy efficient (EPC = B) top floor, two bedroom, two bathroom apartment with private balcony, located in Hackbridge with good local amenities including a leading brand supermarket in the building. The property enjoys easy access to Hackbridge Station and Carshalton Station both within a mile.

Offered unfurnished from 04/01/2023 the remainder of the accommodation includes a fantastic open plan section incorporating a sleek contemporary fitted kitchen with integrated appliances, comfortable living area with bi-folding doors to the balcony and space for a good size dining table for entertaining. The apartment is completed with a welcoming entrance hallway with bonus storage cupboards.

Externally there are well maintained communal gardens and a gated private car park. An allocated parking space will be included if the full rent is met.

Further noteworthy benefits include a lift service, good road links in and out of the city and an abundance of shops, supermarkets, schools, local parks, commons and recreational facilities.







TOTAL APPROX. FLOOR AREA 768 SQ.FT. (71.4 SQ.M.)
 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
 Made with Metropix ©2020

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: guide@markcoysh.co.uk