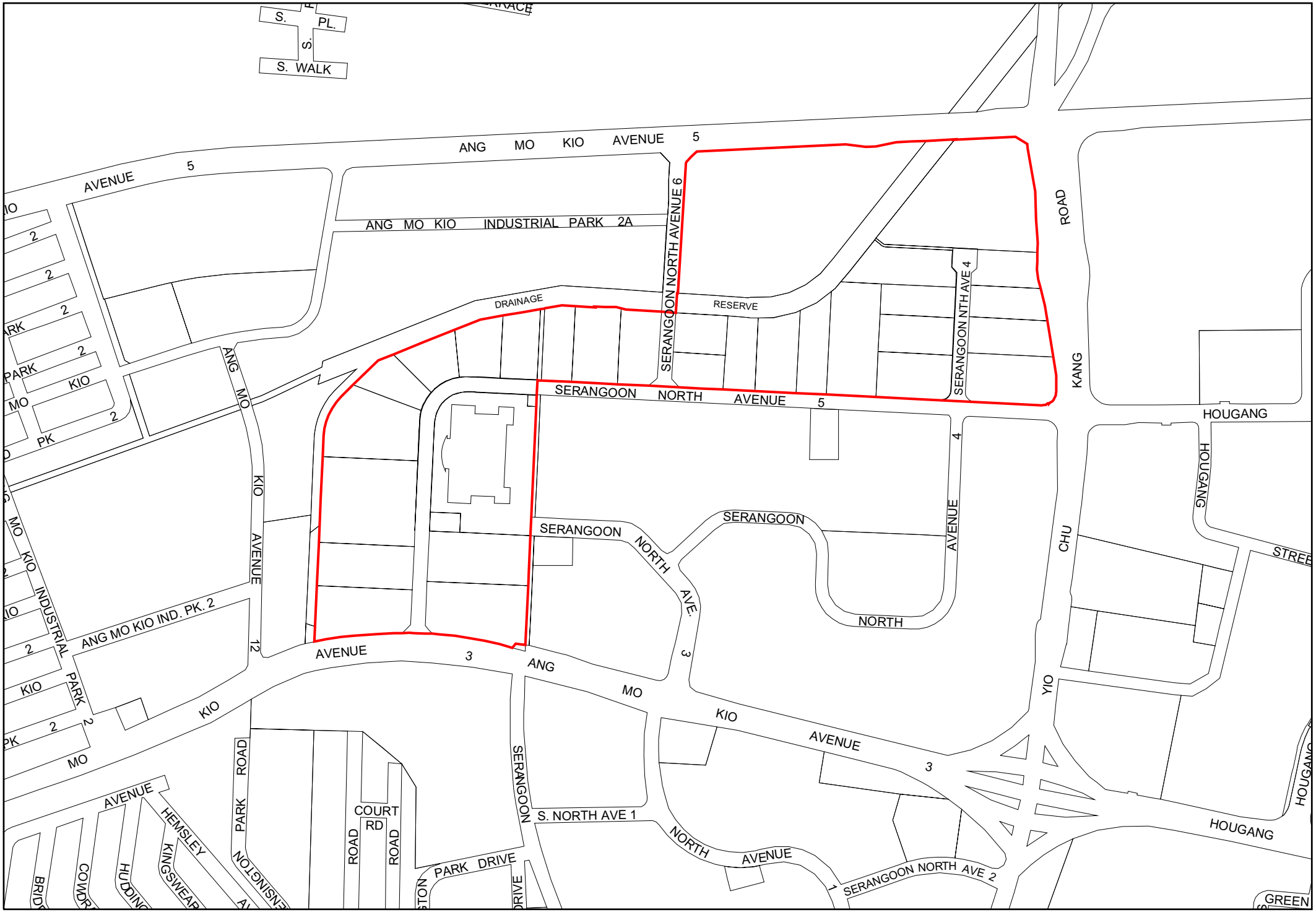Serangoon North Ave 5