

## Park Hill Carshalton, SM5 3SA

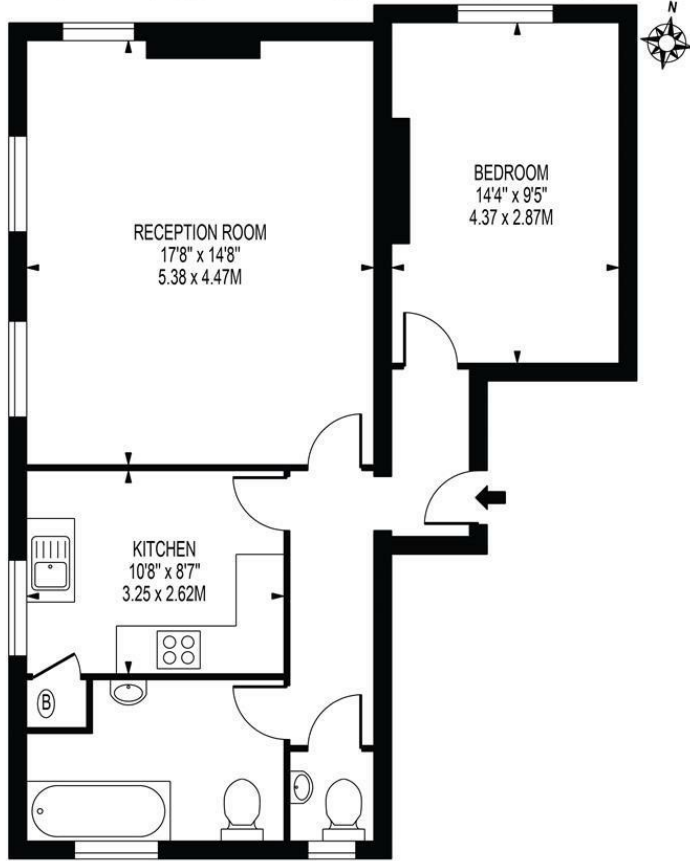
**£250,000 Leasehold**



**A spacious and well presented one double bedroom first floor Period Conversion flat, located on a highly sought after residential road only 0.3 miles to Carshalton Beeches station, local shops and bus routes. The property offers bright and spacious accommodation throughout, high ceilings and fireplaces to both the living room and bedroom. This property is being sold with no onward chain and would be ideally suited to the first time buyer.**

## PARK HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 660 SQ FT - 61.31 SQ M



FIRST FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Period Conversion Flat
- One Double Bedroom
- Fantastic Location
- Ideal First Purchase
- No Chain
- Close to Carshalton Beeches Station
- EPC Rating : D
- Sutton Council Tax Band : C
- Lease : 168 Years 9 Months From 01 November 2012
- Service Charges : £2,450.06 (2025 - Split Between All Flats)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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