







Flat 11, Hazel Court 31 Diamond Jubilee Way, Carshalton, SM5 4AS

2 2 1

Guide price £335,000

WH WATSON HOMES
Estate Agents

Hazel Court 31 Diamond Jubilee Way

Carshalton, SM5 4AS

Welcome to this modern and spacious top-floor apartment located in the desirable Sovereign Park development on Hazel Court, Diamond Jubilee Way, Carshalton. This purpose-built flat offers a delightful blend of comfort and convenience, making it an ideal choice for those seeking a contemporary living space.

Upon entering, you will find a generous open-plan living area that is perfect for both relaxation and entertaining. The apartment features two well-proportioned double bedrooms, ensuring ample space for rest and privacy. The master bedroom benefits from an ensuite bathroom, while a second contemporary bathroom serves the rest of the flat, providing convenience for guests and family alike.

One of the standout features of this property is the private balcony, which offers pleasant panoramic views, perfect for enjoying your morning coffee or unwinding after a long day. Additionally, the apartment comes with an allocated parking space and ample storage, catering to all your practical needs.

Situated in a highly sought-after area, this lovely property is ready for you to move into. You will find excellent bus links, beautiful parks, local shops, and outstanding schools all within close proximity, making it an ideal location for families and professionals alike. In summary, this flat combines modern living with a prime location, making it a fantastic opportunity for anyone looking to settle in Carshalton. Don’t miss your chance to make this wonderful apartment your new home.































Accommodation

Security phone entry system, door into communal hallway. Stairs to 2nd floor and property entrance.

Entrance Hall

Two large built-in storage cupboards, laminate flooring, radiator.

Open plan Living Dining Room and Kitchen

Living Dining Area

Built in storage cupboard housing boiler, two radiators, laminate flooring, double glazed French doors leading to private balcony.

Kitchen Area

Range of modern white gloss fitted kitchen units and drawers, laminate worktop, inset stainless steel sink with chrome mixer tap, integrated oven, electric hob and chrome extractor hood above, integrated fridge/freezer, washing machine and dishwasher, tiled flooring, extractor fan.

Bedroom One

Built-in wardrobes with mirrored sliding doors, fitted carpet, radiator, double glazed window.

En-Suite Shower Room

Tiled shower cubicle with sliding door and thermostatic shower, wall mounted wash hand basin with chrome mixer tap, WC, extractor fan, heated chrome tail rail, tiled flooring.

Bedroom Two

Radiator, fitted carpet, double glazed window, loft access.

Bathroom

Three-piece suite comprising panel enclosed bath with chrome mixer tap and hand shower attachment, wall mounted wash hand basin with chrome mixer tap, enclosed WC, heated chrome towel rail, part tiled walls, tiled flooring, extractor fan.

Outside

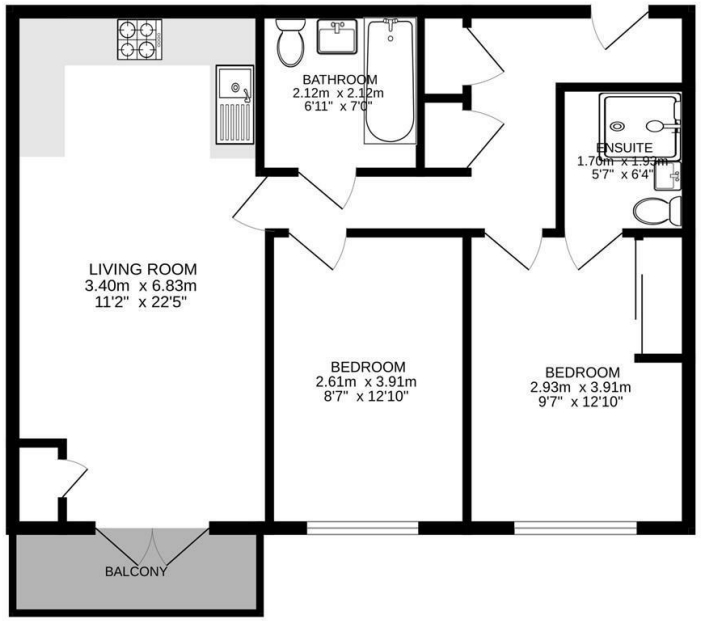
Well kept communal grounds

Allocated parking space

BUYER'S INFORMATION

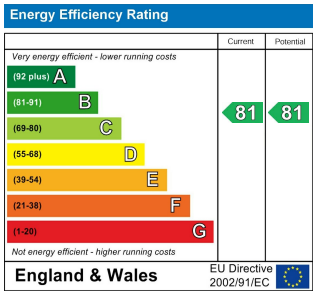
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Floor Plan



2nd floor
61.1 sq.m. (657 sq.ft.) approx.

TOTAL FLOOR AREA : 61.1 sq.m. (657 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

Additional Information

- Vendor lived her for 6 years, will be upsizing locally.
- Boiler in cupboard in lounge, installed in 2013
- Kitchen has integrated appliances
- Allocated parking space to the rear of the block
- Lease 111yrs, service charges £1,860.96 annually, ground rent £411.45 annually

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as statements of fact.

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58 Banstead Road, Surrey, SM5 3NL
Email: email@watsonhomesproperty.com Tel: 020 4537 3222
www.watsonhomesproperty.com

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