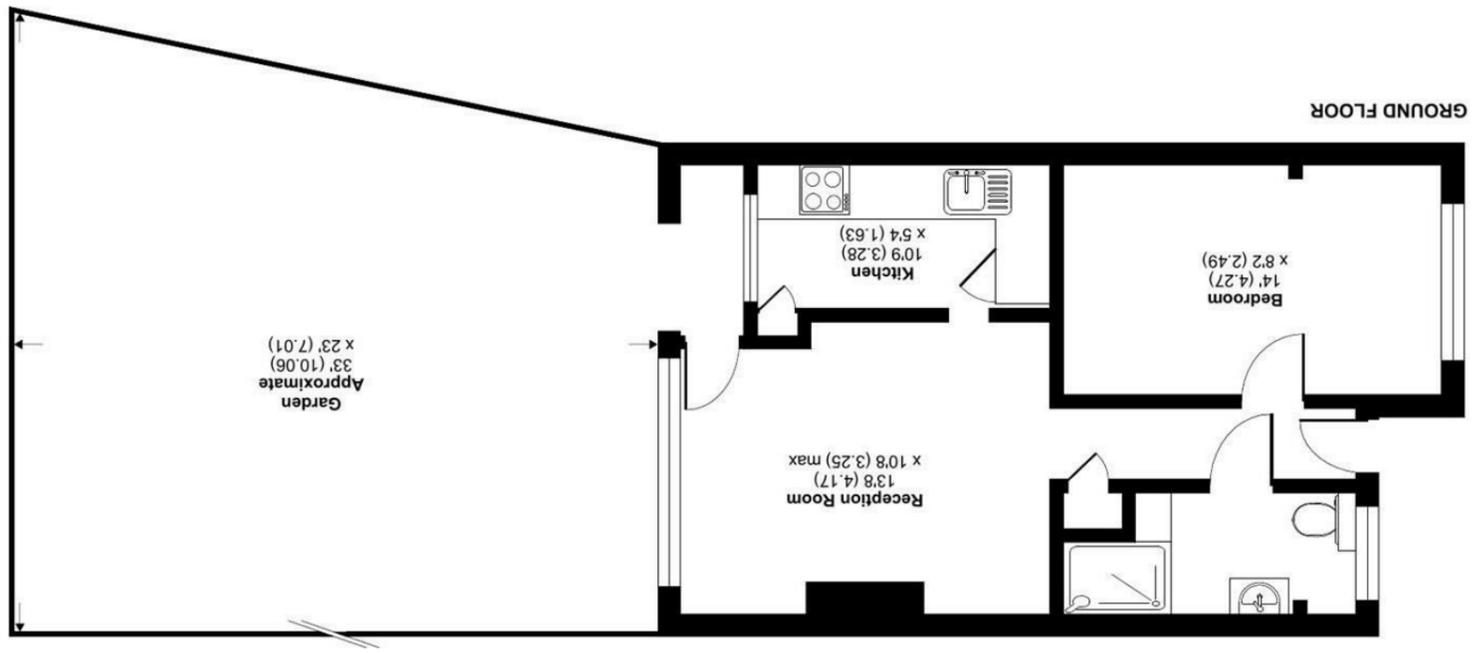


Produced for Silverman Black Estate Agents, REF: 1144663
 International Property Measurement Standards (IPMS2 Residential). © nidecom 2024.
 Certified Property Measurer RICS



Denmark Gardens, SM5
 Approximate Area = 444 sq ft / 41.2 sq m
 For identification only - Not to scale

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





73 Denmark Gardens

Carshalton, SM5 2JN

Offers Over £275,000

Silverman Black is delighted to offer this truly exceptional, completely refurbished one bedroom ground floor apartment with a sizable private rear garden, situated close to the heart of Carshalton and only about 10 minutes walk from Carshalton BR station. Stepping inside, you immediately have the impression that the current owner has "spared no expense" in upgrading and improving this property - producing a stylish pied-a-terre which incorporates a generously proportioned living room with contemporary upright radiators, quality hardwood flooring and a faux fire, a simply stunning fully integrated kitchen with a high gloss white suite, and a quarry tiled, walk-in wet room shower! Other benefits include a sizable double bedroom with ample wardrobe space, recently renewed wiring and fitted double glazing. Externally, the property features a private front patio garden and a well-screened, south facing private rear garden which extends around 35 ft x 25 ft and incorporates a large, recently built deck terrace - perfect for BBQs, al-fresco dining or just a quiet cup of coffee on a Summer's morning. In terms of facilities, Carshalton BR station is just half a mile away - affording fast & frequent services to Clapham Junction and London Victoria, whilst the shopping facilities, bars and restaurants of Carshalton Village are only 0.7 miles distant (approx 15 mins walk). The entire area is well served with numerous excellent local schools and public transport links, including Modern Underground station which is about a fifteen minute bus ride away. In our opinion, one of the highest spec apartments that is likely to come onto the market in 2024 - so, if you want to "live in the lap of luxury", you really should book an appointment to visit this exceptional home. Book your appointment today - you won't be disappointed!

- An elegant & stylish one bedroom apartment with a private rear garden, located in the heart of Carshalton only 0.5 miles from Carshalton BR station
- Stunning "no expense spared" refurbishment programme including a luxurious, fully integrated white "High Gloss" kitchen suite and a stunning quarry tiled walk-in wet room shower facility
- Chic living space with contemporary upright radiators, quality hardwood floors and a faux "fire", Large double bedroom with ample storage space
- Private front patio garden - private 35 ft x 25 ft (max) rear garden with a large south facing deck - perfect for BBQs & family "get-togethers"
- Gas/Radiator heating, double glazing, recently rewired
- Leasehold with 100+ years left remaining on the term; Council Tax Band "B"; EPC Rating: "D"
- 10 minutes walk to Carshalton BR station (0.5 miles) providing quick & easy access to London Victoria, 0.7 miles to Carshalton Village & The Ponds, 0.5 miles to the Westcroft Leisure Centre
- Numerous excellent local schools & excellent public transport links to Morden Underground station (15 minutes by bus)
- Viewing of this exceptional home is highly recommended - so call today to book your appointment

