9 High Street, Carshalton, Surrey, SM5 3AP — **Offers Over £250,000**

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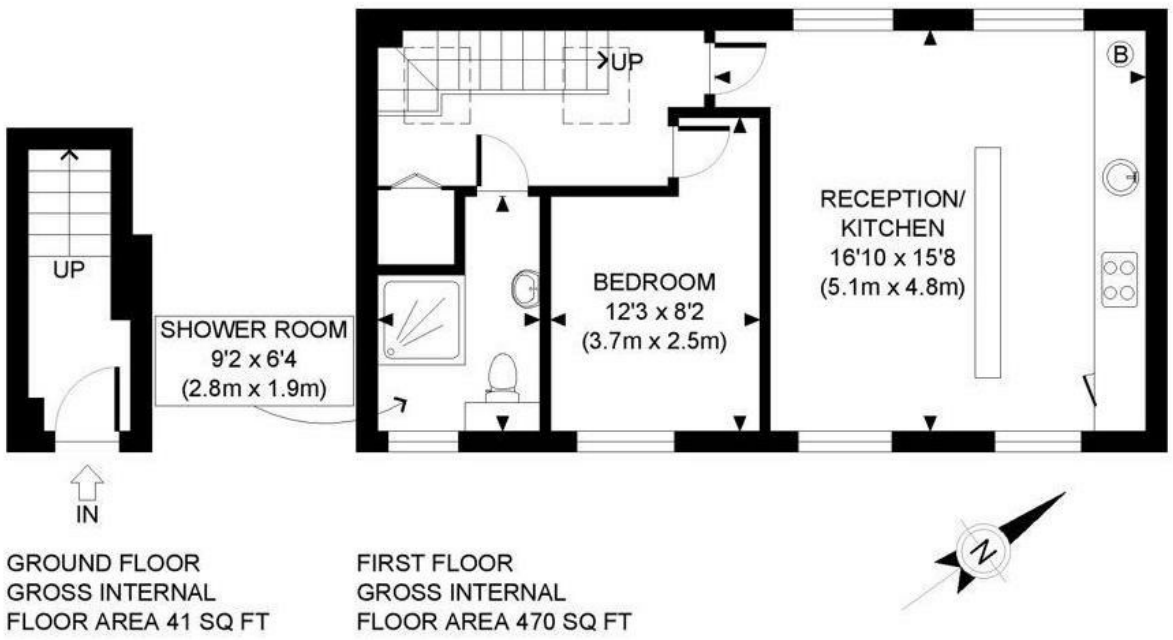

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 470 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 511 SQ FT/ 47 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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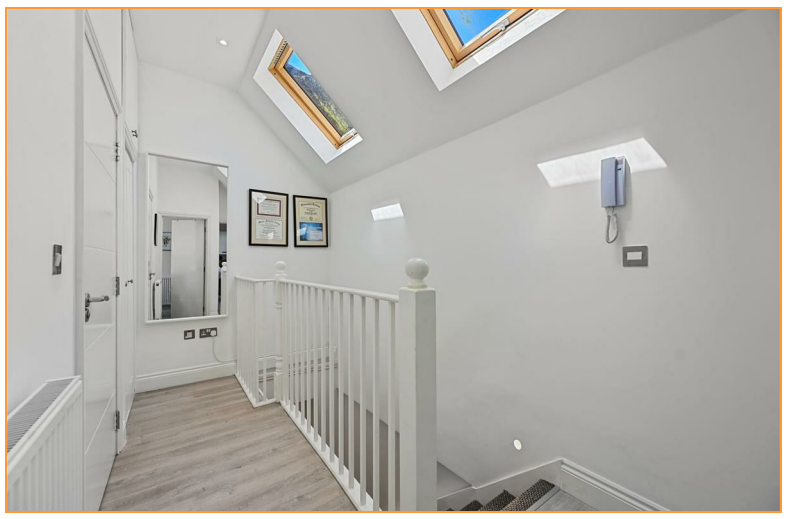
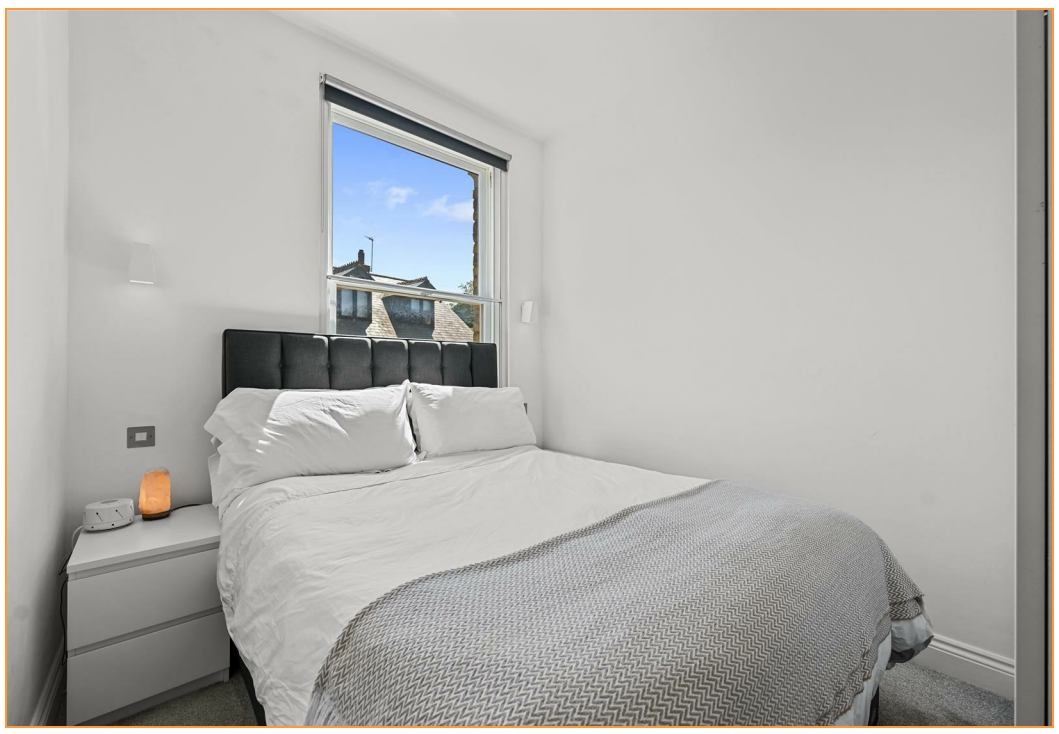


9 High Street

Carshalton, SM5 3AP

Offers Over £250,000

Silverman Black is delighted to offer this spacious and well equipped one bedroom first floor maisonette, located right in the heart of Carshalton - only yards from all of the shops, bars & restaurants, The Ponds and The Grove. Built in 2018, the apartment has a private front door and entrance hall with a staircase rising to bright and airy first floor landing with storage cupboards and skylight windows. The living room is generously proportioned and benefits from four large double glazed windows - comprising a good size lounge area and a luxury fitted, fully integrated kitchen - divided by a central island - with adequate space for a small office area. The bedroom, located off the landing, is a good size double room with a fully equipped shower room located adjoining. The whole property is presented in excellent decorative condition and also benefits from full double glazing, a radiator based central heating system with an electric boiler, and additional storage space in the loft over the unit. The property is leasehold with approximately 117 years left remaining on the current term, and very limited service charges as there are no communal areas related to this property. In terms of facilities, Carshalton High Street is literally right outside the front door - with several highly rated restaurants and bars "on the doorstep". Carshalton Ponds and The Grove - reputed to be the finest remaining example of a Victorian urban park in London - are about 30 yards way - with Carshalton BR station located just on the other side of the park (5 minutes walk/0.25 miles away) affording frequent fast trains into Clapham Junction, London Victoria and The City. Other local landmarks include The Cryer Theatre, All Saints Church, The Ecology Centre and The Westcroft Leisure Centre - all roughly 5 minutes walk away. Viewing of this exceptional apartment is very strongly recommended - so call today to book your appointment to visit - you won't be disappointed!

- An exceptional one bedroom first floor maisonette located right in the heart of Carshalton Village - only yards from The Ponds & The Grove
- Built in 2018, the apartment has it's own front door and a private entrance hall, a generous living room with a fully integrated kitchen, a double bedroom and fully equipped shower room
- Fantastic integrated kitchen suite comprising ample storage units, "Sub Zero" composite counter tops, fridge/freezer, electric oven & hob
- Fully double glazed, radiator based central heating system with an electric boiler, ample storage including a sizable loft
- 125 year lease with approx 117 years left remaining on the term, very limited outgoings as there are no communal areas
- Leasehold, EPC rating E (54/55); Council Tax Banding TBC
- Located right in the heart of the Village, 30 yards from from All Saints Church, Carshalton Ponds and The Grove. Five minutes walk to The Cryer Theatre, The Westcroft Leisure Centre and Carshalton Park
- Five minutes walk/0.25 miles to Carshalton BR station which affords frequent fast trains to Clapham Junction, London Victoria and The City
- Viewing of this exceptional unit is highly recommended - so call toay to book your appointment to visit.