



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and appliances shown are not intended to be used as such by any prospective purchaser. The purchaser is advised to verify the accuracy of the floorplan and to ensure that the quantity or accuracy can be given.

GROUND FLOOR  
 645 sq.ft. (59.9 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 24 Millside

Carshalton, SM5 2BQ

Price Guide £265,000

Silverman Black is delighted to offer this spacious and well-proportioned two bedroom ground floor maisonette, located in a quiet cul-de-sac only about 0.7 miles from Hackbridge shops and BR station. The private front door opens to a good size entrance hall with two deep storage cupboards, there is a generous living room, a large kitchen which could easily be adapted to offer space for a breakfast table, two genuine double bedrooms (both having fitted storage facilities) and a recently refitted shower room. Other benefits include full double glazing, a single garage - located in a secure, gated parking area within the development - vacant possession with no onward chain, a share in the ownership of the Resident's Association (Share of Freehold) and a very long lease (999 years with c 973 left unexpired). The property is offered in good general decorative condition, but some elements of the flat could do with a refresh or updating - one example being the current warm air heating system. The apartment does offer direct access (via the kitchen) into the communal gardens to the rear of the block, which enjoy pleasant views over the River Wandle. In terms of facilities, there is a mini-market and the Riverside Community Centre directly opposite Millside, whilst there is a full parade of shops including a Sainsbury's Local and a Lidl supermarket at Hackbridge - approximately 10 minutes walk away. Hackbridge BR station is a few minutes walk further away offering regular fast services to Clapham Junction & London Victoria and there is also a regular bus service from the end of Millside to Morden Underground terminus - approximately a 17 minute ride away. Viewing of this tidy and well sized apartment is strongly recommended - so call today to book an appointment.

- A spacious and well-proportioned two bedroom ground floor maisonette located at the end of a quiet cul-de-sac
- Accommodation comprises two sizable double bedrooms, a large living room, a refitted shower room and a fitted kitchen with access to the communal gardens
- Double glazing, single garage, well maintained communal gardens overlooking the River Wandle
- Full Vacant possession with no onward chain
- Share of Freehold with long lease (approx 973 years remaining)
- EPC rating: D (63/75)TBC; Council Tax band C
- Some updating & modernisation required
- 15 Minutes walk to Hackbridge BR station, buses from the top of the road to Morden Underground
- Viewing highly recommended - book your appointment today

