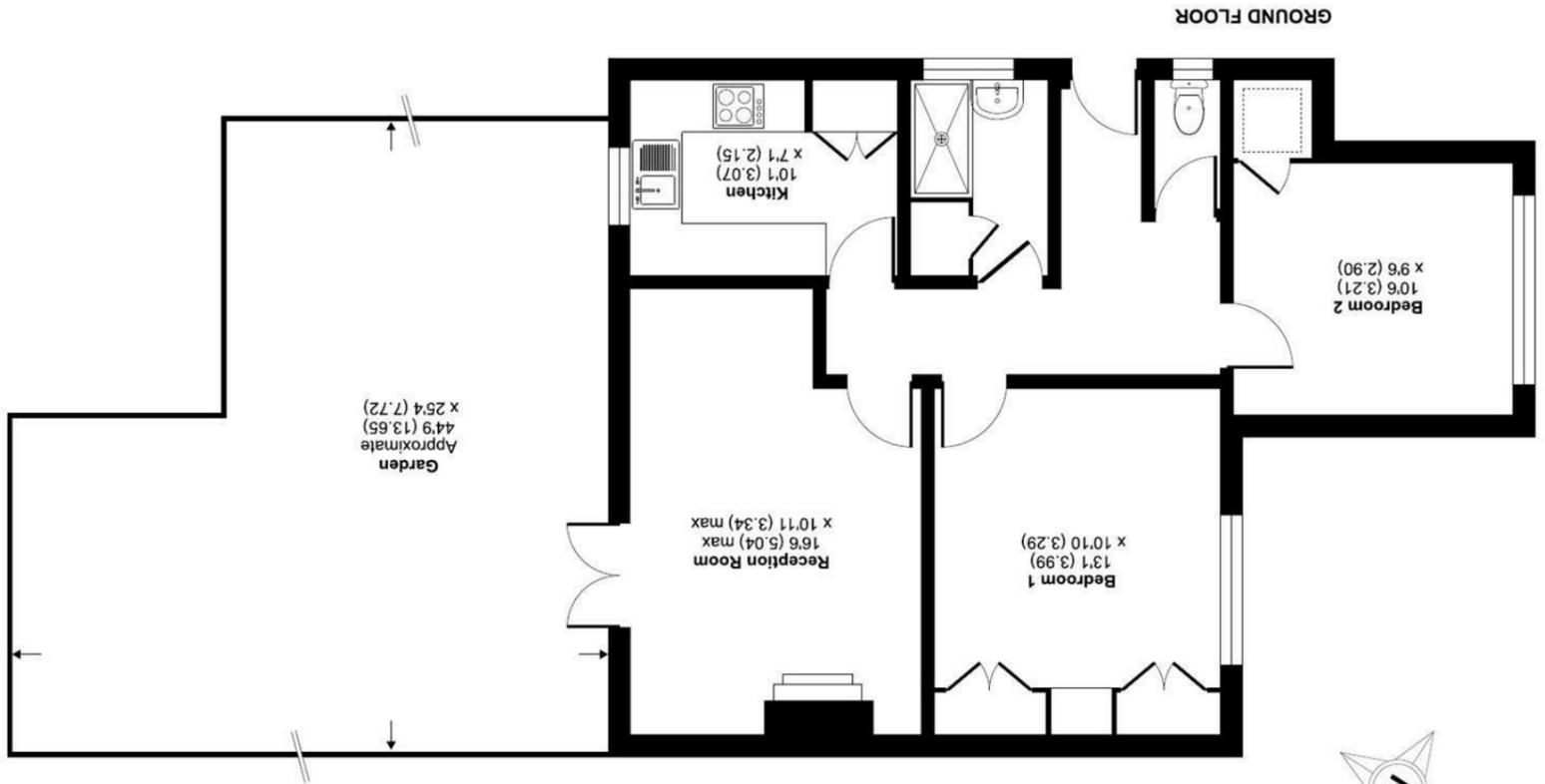


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 Incorporating International Property Measurement Standards (IPMS2 Residential).
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Errington Manor, Denmark Road, Carshalton, SM5





4 Errington Manor Denmark Road

Carshalton, SM5 2JF

Price Guide £335,000

Silverman Black is delighted to offer this spacious two bedroom ground floor maisonette - with added benefits including a garage and private gardens to the front and rear - located only five minutes walk from Carshalton station. The apartment affords generously proportioned living accommodation - comprising a good size front hall, a living room with doors opening to the rear garden, a separate kitchen, two double bedrooms and a bathroom with separate WC. Externally, the maisonette owns both the entire front garden and an enclosed rear garden which also allows access to a single garage, which is approached via a long private driveway at the side of the building. The property does, in truth, require some updating and modernisation, but could be a stunning apartment when the refurbishment project has been completed. Being offered with vacant possession and no onwards chain, the property is being sold with a Share of the Freehold to the building (25% share) and a long lease of over 165 years. As such, there is no ground rent and no set annual service charges - with any outgoings shared with the neighbours. In terms of facilities, Carshalton station is about 5 minutes walk away (0.25 miles) - affording regular fast trains to London Victoria and The City - whilst the Ponds, The Grove and the shops, bars & restaurants of the Village centre are around 10 minutes walk (0.5 miles) away. Regular bus services run from North Street (100 yards away) to Sutton, Purley and Morden - where commuters can access the Underground network, whilst Tram Services to Wimbledon, East Croydon and Beckenham are available at Mitcham Junction - just two stops away on the train. The entire Borough is well served with some excellent educational facilities which include 5 Grammar Schools and some outstanding State, Private and Independent schools - making Sutton one of the highest rated areas in London for schooling. Viewing is highly recommended - so book your appointment to visit today!

- Vacant Possession with no onwards chain!
- A rare opportunity to put your "stamp" on a generously proportioned and well located two bedroom ground floor apartment located close to the heart of Carshalton
- Accommodation comprises Entrance Hall, Living Room, separate Kitchen, two Double Bedrooms, Bathroom, separate WC
- Large front garden and a private, enclosed section of the rear garden - accessed directly from the living room - and a single garage
- Some updating and modernisation required
- Share of Freehold (25%) with a 165 + year lease, Council Tax Band: "C"; EPC rating: "D"
- Located only about 0.25 miles/5 minutes walk from Carshalton BR station - affording regular fast trains to London Victoria and The City in roughly 30 minutes
- The shops, bars and restaurants of Carshalton Village are 10 minutes walk away - roughly 0.5 miles
- Access to the educational facilities of one of the best Boroughs in London including 5 Grammar Schools and numerous excellent State facilities
- Viewing is highly recommended - so call today to book your appointment

