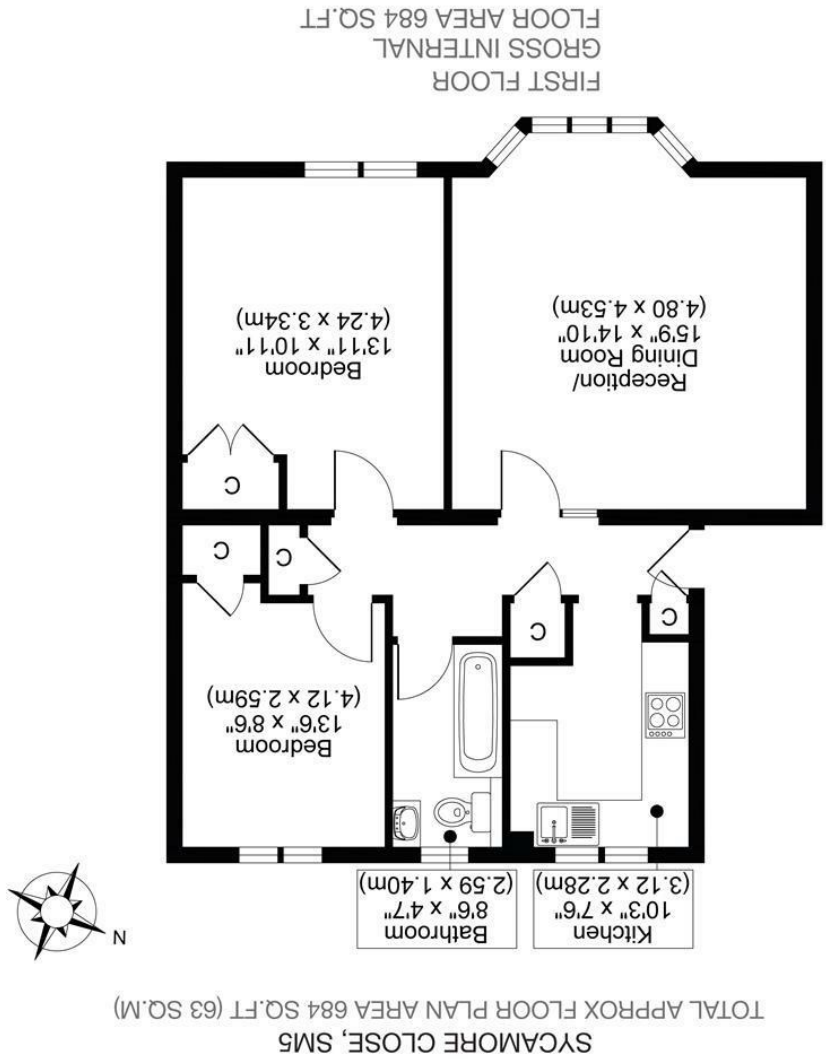


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





26 Sycamore Close

Carshalton, SM5 2PS

Price Guide £350,000

Silverman Black is delighted to offer this charming, refurbished two bedroom first floor apartment located in the ever popular Sycamore Close development, right in the heart of Carshalton Village - only a couple of minutes walk from Carshalton BR station. A private, gated development with beautifully maintained communal gardens, the apartment comprises a good size entrance hall with three deep storage cupboards, a substantial living room overlooking the front gardens, a well equipped remodeled kitchen suite, a refitted bathroom and two generously proportioned double bedrooms - both with built in wardrobes. Other benefits include a recently fitted combi-boiler, gas central heating to radiators, double glazed windows, quality floor coverings, a modern kitchen, a long lease (979 years) with a Share in the Freehold and a sizable garage which , located only a few yards from the block. Externally, the grounds comprise a number of off street parking spaces (available on a "first come" basis) and communal gardens surrounding all of the blocks on the site - ideal for "sitting out" during the warmer Summer months. In terms of local facilities, Carshalton BR station - offering frequent fast trains to London Victoria and The City in roughly 30 minutes - is about 200 yards away, whilst The Ponds, All Saints Church and the Village High Street are all within about 0.25 miles (5 minutes walk). The refurbished Westcroft Leisure Centre is a 10 minute stroll away across The Grove - which itself is reputed to be the finest remaining example of a Victorian urban park left in London. Buses run from almost directly outside the development to Sutton, Purley and Morden - where the Northern Line of the Underground system can be accessed - and there are a substantial number of excellent primary, secondary & five Grammar schools with a 3 mile radius. We strongly recommend viewing this stylish apartment - so call today to schedule your appointment to visit!



- A charming, refurbished two bedroom first floor apartment located in Sycamore Close - a select gated development only 200 yards from Carshalton BR station
- Entrance Hall with ample storage cupboards, large living room, remodelled integrated kitchen, two generous double bedrooms, refitted luxury bathroom
- Garage - approached via security gates, together with several communal parking spaces
- Beautifully maintained, tranquil communal gardens surrounding the blocks with residents seating areas
- Other benefits include recently fitted combi-boiler, refitted kitchen and bathroom suites, gas radiator heating, double glazing
- Share of Freehold with a long lease (c 975 yrs outstanding), Council Tax Band "C" , EPC rating "C"
- Five minutes walk to Carshalton BR station - offering regular fast trains to Clapham Junction, London Victoria and The City in around 30 minutes
- 0.25 miles to Carshalton Village, The Ponds, The Grove and the Ecology Centre. 0.5 miles to the Westcroft Leisure Centre
- Easy access to a plethora of exceptional schools including five Grammar Schools within a three mile radius
- Viewing highly recommended - so call today to book your appointment to visit!

