

PROPERTY SPECIALISTS



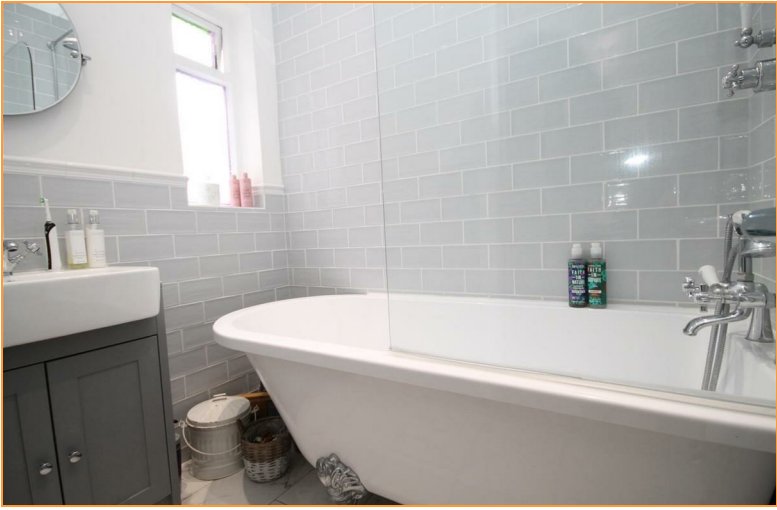


10 High Street

Carshalton, SM5 3AG

Offers Over £290,000

Silverman Black is delighted to offer this stunning "period gem", located right in the heart of Carshalton Village with stunning views over The Ponds, All Saints Church and The Grove. Formerly a water-powered mill back during the Industrial Revolution, the building was converted into two charming maisonettes, with No 10 located on the upper floor. A quirky and characterful apartment with accommodation spread over a number of mezzanine levels, the accommodation is surprisingly bright and airy - benefiting from high Victorian ceilings - and generously proportioned! At the front of the flat, the living room features an original style fireplace and two secondary glazed windows with amazing panoramic views, with both bedrooms (one double and one single) accessed off this landing - whilst to the rear, a second landing affords access to well equipped, recently fitted Shaker style kitchen with quality hardwood work surfaces, a butler style sink, plantation style shutters and ample room for a breakfast table. The bathroom has also been recently refitted - the owner "tipping her hat" to the period nature of the apartment with a scroll-foot bath with Victorian style taps and over-bath shower. Other benefits include full gas fired central heating to radiators, a recent rewire, new carpets and a complete decorative upgrade - so the flat is ready for immediate occupation. In terms of facilities, the bars, restaurants and shopping facilities of the Village are literally right outside your front door, whilst the Ponds and the Grove (probably the finest example of a Victorian urban park remaining in London) are only yards away. Carshalton BR station, with two fast trains into London every hour (London Victoria is just 28 minutes away) , is a short stroll (0.2 miles) away, whilst The Westcroft Leisure Centre and The Cryer Theatre are within a 10 minute walk. Viewing of this stunning period piece is highly recommended - so call today to book your appointment to visit.



- Located right in the heart of Carshalton Village and enjoying stunning panoramic views directly over Carshalton Ponds, The Grove and All Saints Church, Silverman Black is delighted to offer this charming period apartment
- Formerly part of a water-powered mill dating from the Industrial Revolution, this charming building now houses two characterful apartments
- Accommodation comprises a private entrance hall with storage for bicycles, several mezzanine landings, a large airy lounge, two bedrooms, a recently refitted kitchen suite, a bathroom with a scroll foot bath and a separate WC
- Some beautiful period features including original fireplaces, high Victorian ceilings, complimented by more modern plantation style shutters, a stunning Victorian style bathroom, stylish period-style radiators and a stunning new kitchen
- Council Tax Band "C"; approx 131 years left remaining on the current lease term; EPC rating "E" (51/66)
- The bars, restaurants and shopping facilities of Carshalton Village are literally outside your front door, The Grove and The Ponds are just yards away,
- Carshalton BR station is 0.2 miles distant (c 5 mins walk) giving access to London Victoria is just under half an hour, The Westcroft Leisure Centre and The Cryer Theatre are less than 10 minutes walk away
- Viewing is very highly recommended - so call today to book your appointment to visit.

