SILVERMAN BLACK
PROPERTY SPECIALISTS

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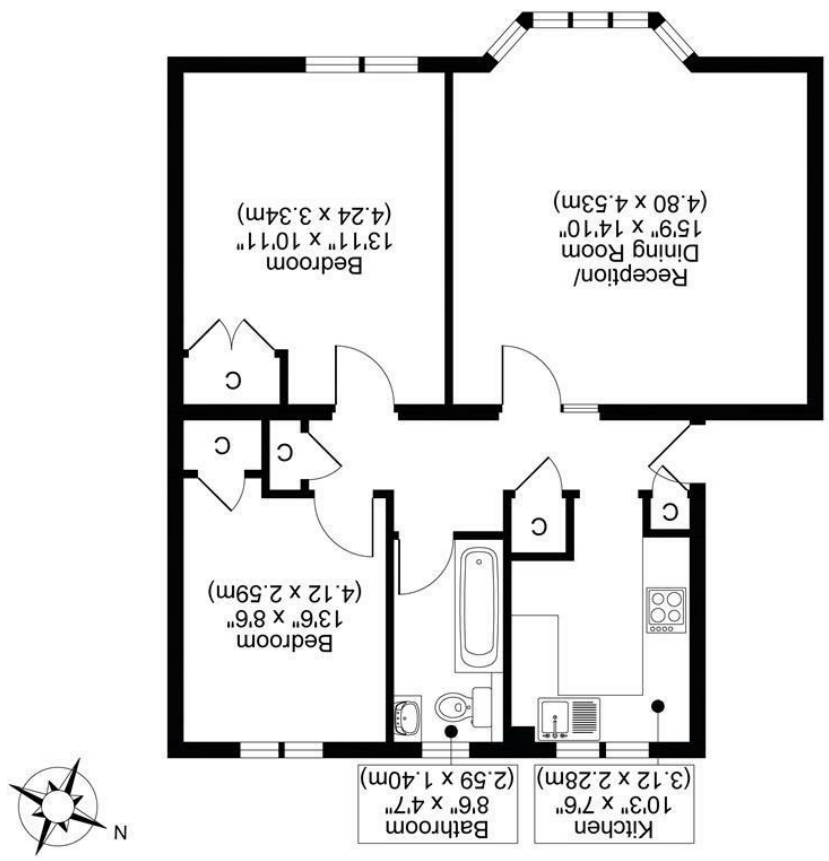
SYCAMORE CLOSE, SM5
TOTAL APPROX FLOOR PLAN AREA 684 SQ.FT (63 SQ.M)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 684 SQ.FT

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.

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26 Sycamore Close, Carshalton, SM5 2PS **Price Guide £350,000**

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 surroundling 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. O.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!