



SILVERMAN
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 PROPERTY SPECIALISTS



First Floor Flat 38 Westmead Road, Sutton, Surrey, SM1 4JW

Offers Over £310,000



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Silverman Black is delighted to offer this spacious and well proportioned two bedroom Victorian conversion apartment with Share of Freehold, located on a popular residential street less than 10 minutes walk from Carshalton BR station. Incorporating the top two floors of the original house, the main accommodation is located on the middle floor and comprises a substantial living room with high ceilings and an ornate fireplace, a double bedroom, kitchen and bathroom - with a further sizable double bedroom on the top floor. The flat does, in truth, need a little updating and refurbishment - but at close to 800 sq ft - is spacious and characterful, and will be being sold vacant and with no onward chain. The flat also benefits from a single detached garage (accessed off Meadow Way) - ideal additional parking/storage and gas/radiator central heating. Located on the corner of Meadow Way and Westmead Road, the property offers easy access to a good selection of local shops and restaurants, both Carshalton and Sutton BR stations, Carshalton Village and an array of excellent primary & secondary schools, including St Marys, St Philomenas, Carshalton High School for Girls, Victor Seymour, The Harris Academy, Manor Park and Sutton Grammar School (all within one mile). Viewing of this exceptional apartment is highly recommended - so call us today to book a viewing.

- A spacious and well proportioned two double bedroom conversion apartment located less than 10 minutes walk from Carshalton BR station
- A charming and characterful flat covering the top two floors of the building, comprising a large living room, two large double bedrooms, kitchen and bathroom
- Some updating and modernisation required
- Other benefits include a useful garage and gas/radiator central heating
- Lease details: Share of Freehold, Council Tax Band "C", EPC rating "D"
- Carshalton BR station is 0.5 miles away, good local shopping facilities, fantastic access to myriad local schools including St Philomenas, Sutton Grammar, St Marys, Victor Seymour & Carshalton High School for Girls
- Vacant possession with no onwards chain
- Viewing highly recommended - call today to book your appointment

