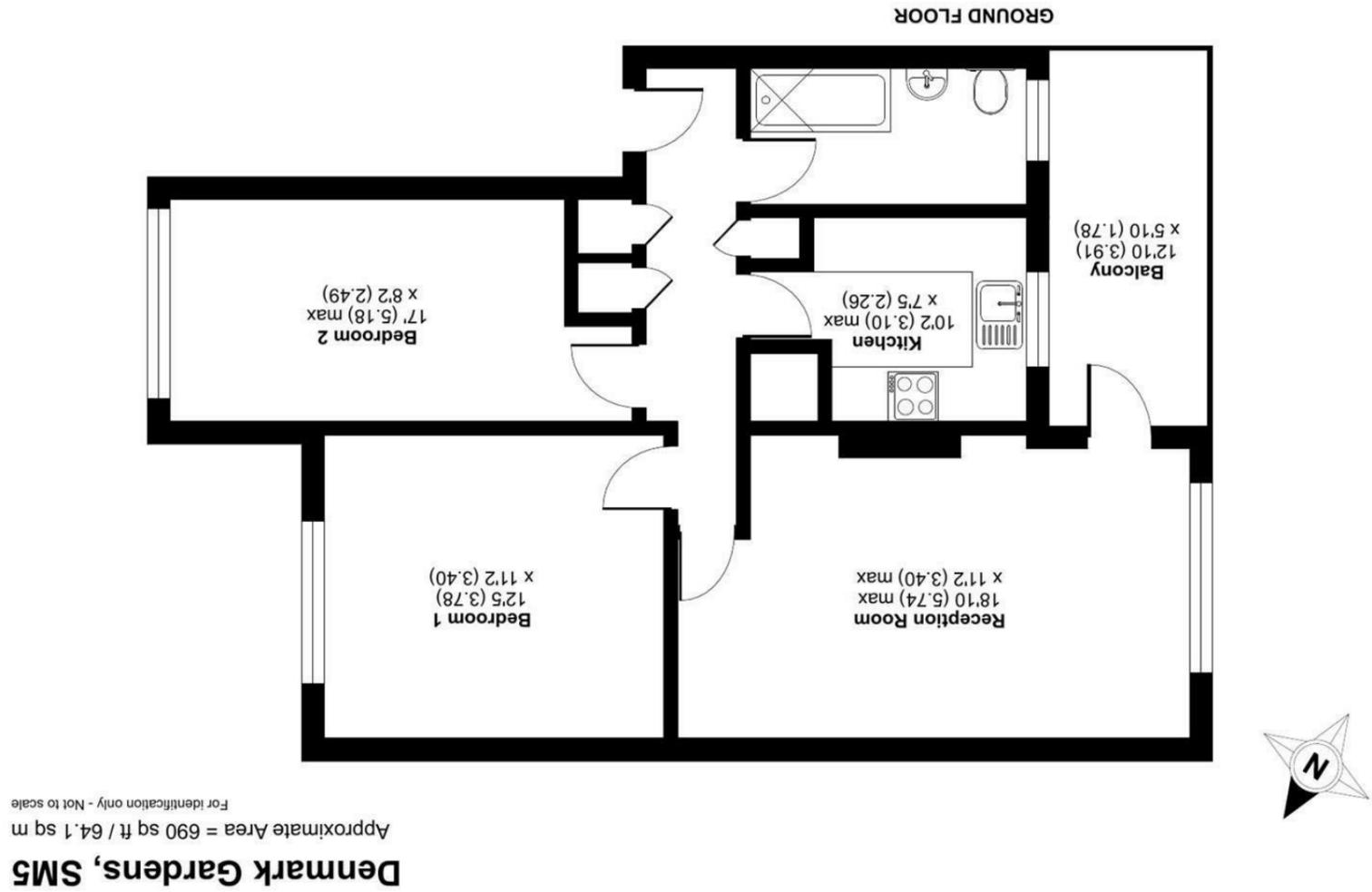


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nld.com 2024.
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 RICS Certified Property Measurer



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





10 Denmark Gardens

Carshalton, SM5 2JL

£285,000

Silverman Black is delighted to offer this spacious and well appointed two bedroom first floor apartment, located in a popular development less than 10 minutes walk from Carshalton BR station and the Village centre. Refurbished about a decade ago and presented in good decorative condition, the property affords a large reception room with access onto a private balcony, two generously proportioned double bedrooms, a refitted kitchen with an oak Shaker-style suite and a replacement bathroom. Other benefits include gas central heating to radiators, good quality double glazed windows, well maintained communal areas, extensive communal grounds and a garage (en bloc). In terms of the lease, although the current lease has only 82 years remaining on the term, we understand that a new lease (172 years) will be provided before completion at the sellers expense. The property is being sold with full vacant possession and no onward chain - so would be an ideal purchase for anyone seeking to move in before the Summer.

In terms of local facilities, Carshalton BR station (affording easy access to Clapham Junction and London Victoria) is just 0.4 miles away (about 8 minutes walk), whilst the shopping facilities of the Village centre are just over 0.5 miles distant - a delightful stroll through The Grove, which is reputed to be the finest remaining example of a Victorian urban park in London. The whole area is extremely well served with primary & secondary schools whilst the Borough is also home to five Grammar Schools and several exceptional Independent schools - all with a 3 mile radius. Fuller shopping facilities are available either in Sutton or East Croydon which are respectively 2 miles and 4 miles away. Viewing of the well-equipped & generously sized apartment is highly recommended - so please call us today to book a suitable time to visit.



- A spacious and well appointed two bedroom first floor apartment, located under half a mile from Carshalton BR station
- Accommodation comprises a good size entrance hall, a generous living room with access onto a private west-facing balcony, a refitted Shaker-style kitchen, two genuine double bedrooms and a refitted bathroom
- Other benefits include a garage, gas/radiator heating, quality double glazed windows and well maintain communal gardens
- Lease Information: we understand that a new lease with a 172 year term will be provided before completion at the sellers expense
- Full vacant possession with no onward chain
- Council Tax - Band "C"; EPC rating "C" (76/80)
- Carshalton BR station 0.4 miles distant - 8 minutes walk; Carshalton Village is around 0.5 miles away - a short stroll across The Grove
- Mitcham Junction station (tram service to Wimbledon, East Croydon and Beckenham) is 1.8 miles away, whilst Morden Underground station is roughly 3.5 miles distant - a 15 minute bus ride away
- The whole Borough is extremely well served with primary & secondary schools, including five Grammar Schools
- Viewing is highly recommended - so call today to book your appointment to visit

