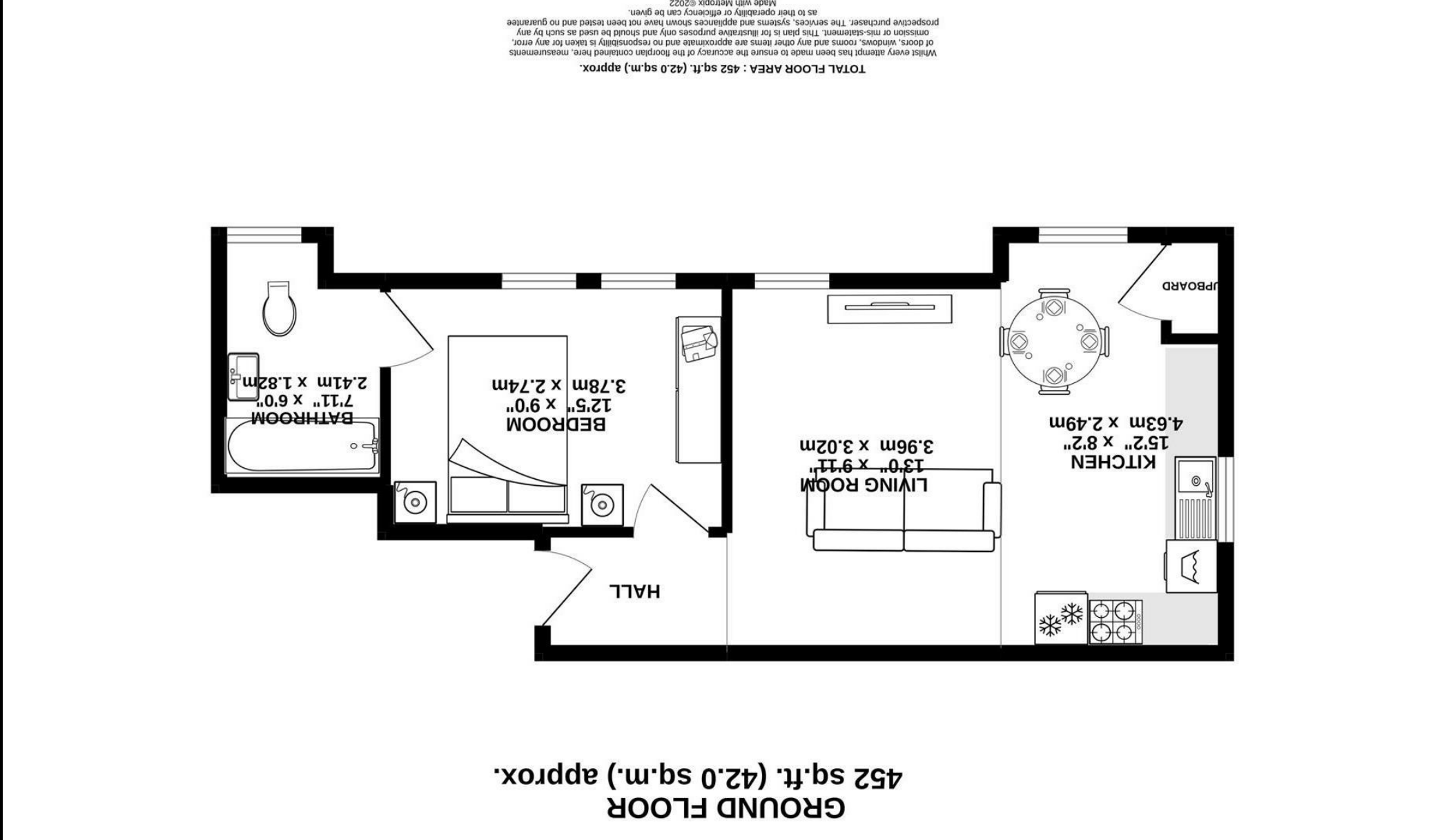






Flat 1 Hamilton House 3, North Street

Carshalton, SM5 2HW

Offers Over £275,000

Silverman Black is delighted to offer this spacious & well appointed one bedroom ground floor apartment located less than five minutes walk from Carshalton BR station, the village centre and the ponds in The Grove. An ideal first property or rental investment, the apartment offers a good size hallway, a large open plan living space incorporating a quality fitted kitchen with molded "Sub Zero" work surfaces and all fitted appliances, a generously proportioned double bedroom and a full ensuite bathroom. Other benefits include full gas fired central heating to radiators, tilt and turn double glazing, good storage facilities

Converted in 2014, the lease has around 118 years left on the current term, but the residents have also completed the purchase of the Freehold a couple of years ago - so the property comes with a 1/6th share in the freehold of the building. Carshalton BR station, which offers four fast trains per hour to London Victoria, is only about 200 yards away, whilst the Village centre is only a "scenic" five minute walk away across The Grove - which is reputed to be the finest surviving example of a Victorian park in London! The property is currently unoccupied and viewing is highly recommended - so are able to accommodate at any mutually convenient time - so call us today to book an appointment.



- Available to view immediately with no onward chain
- A spacious and well appointed one bedroom ground floor apartment in a landmark building close to Carshalton BR station & The Grove
- Accommodation comprises a good size hallway, a light and airy open plan living room with a quality fully-fitted kitchen, a generous double bedroom and an ensuite bathroom
- Full gas fired central heating to radiators, tilt and turn double glazing, good storage facilities
- 118 years left on the current lease term plus a 1/6th Share in the Freehold of the building.
- EPC rating: C (78/78)
- Carshalton BR station is approx 200 yards away affording easy access to London Victoria; Carshalton Village centre is 5 minutes walk away via The Grove & the ponds
- Viewing is highly recommended - so call today to book your appointment

