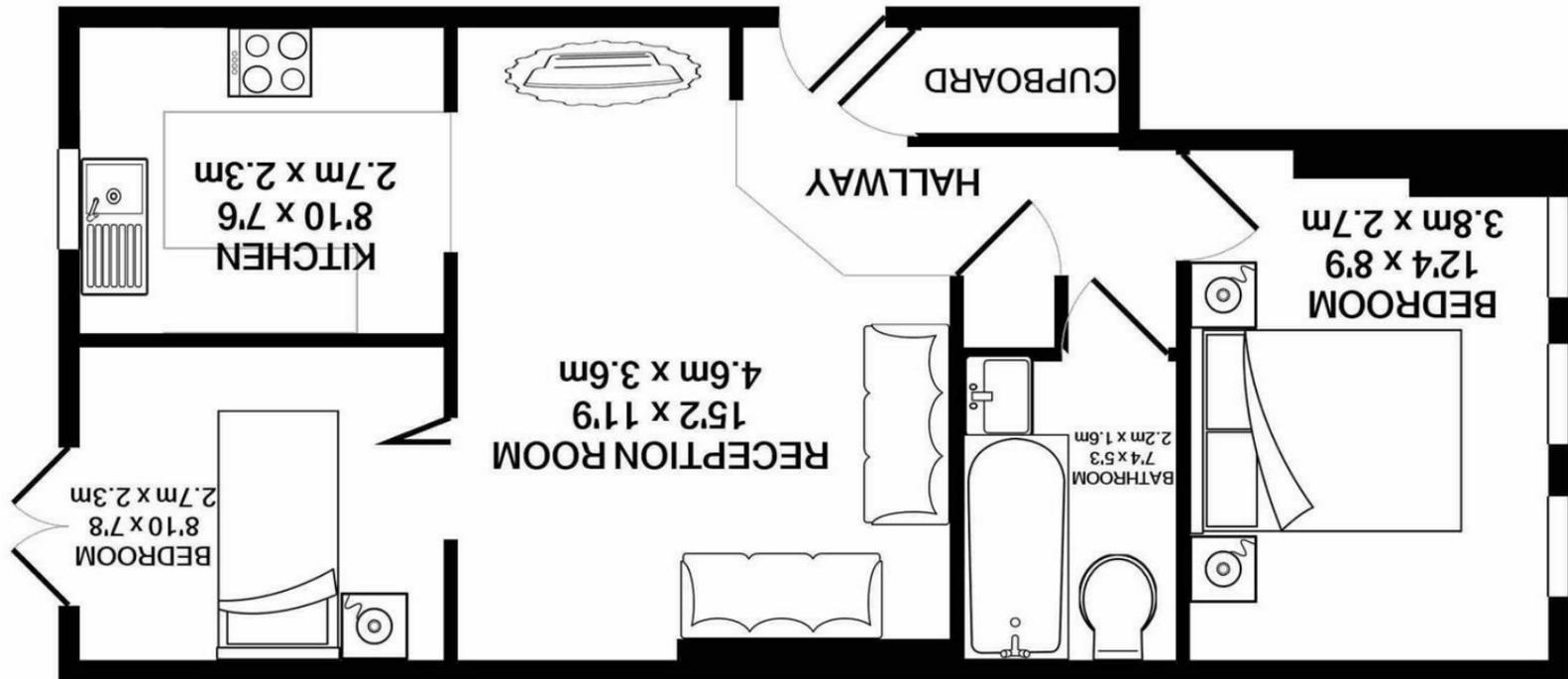


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)





## 107a Stanley Road

Carshalton, SM5 4LW

Offers Over £275,000

Silverman Black is delighted to offer this spacious & flexible two bedroom ground floor conversion apartment located in a popular and well-regarded residential street in Carshalton-on-the-Hill. Formerly a shop in years gone by, the property has been converted to provide a cleverly planned flat with a large living room, a generously proportioned main bedroom, a flexible additional room with access to the rear garden (which has been used as a second bedroom, study or dining room in the past), a well equipped modern kitchen and a full bathroom suite. Additional benefits include double glazed windows and gas/radiator central heating. Externally, there is gated side access leading to a good size, west-facing rear garden which extends around 25 ft, and which is mainly laid to lawn. In terms of local facilities, there is a useful convenience store only a few yards away, with a full parade of shops at the junction of Stanley Road and Stanley Park Road about 0.25 miles away. Stanley Park Junior School and Bandon Hill (Woodfield) are less than 10 minutes walk away, whilst Oaks Park Senior School is the same sort of distance but in the opposite direction. Carshalton Beeches BR station with fast links into London Bridge is around 16 minutes walk away - around 0.75 miles distant. Viewing is highly recommended.



- A charming and flexible ground floor garden flat located in a popular and sought after residential street.
- Affording spacious & well proportioned accommodation comprising a good size living room and a "fully loaded" luxury kitchen, a generous main bedroom
- Flexible additional room which has previously been used as a dining room, study or second bedroom with access to the garden, modern fitted bathroom
- 25 ft x 25 ft private rear garden with direct access from the flat, Double Glazing & Central heating
- Lease around 86 years with potential for extension
- EPC rating: TBC
- Local shops, Stanley Park Juniors and Bandon Hill (Woodfield) are at the end of the road - less than 10 minutes walk away (0.5 miles), whilst Oaks Park Senior School is less than 10 minutes walk in the opposite direction.
- Carshalton Beeches BR station is approximately 15 minutes walk offering a selection of train services into Central London
- Viewing is highly recommended

