





2 Carshalton Park Road

CARSHALTON, SM5 3SR

Price Guide £375,000

Silverman Black are delighted to present this charming and characterful two bedroom, two bathroom first floor apartment located in one of Carshalton's most prestigious and sought after residential developments. Overlooking the Carshalton ecology centre and adjacent to The Ponds, the apartment is ideally located within five minutes walk of both the Village Centre & Carshalton BR station - making it a perfect flat for commuters or downsizers, looking for a pied-a-terre in a picturesque location. Built in 2010, the apartment itself affords a substantial living area with a luxury open plan kitchen facility and a full width balcony, two bedrooms and two bathrooms (one ensuite shower room and one family bathroom) whilst the development boasts a gated underground secure parking compound, a good size communal patio garden, lift services to all floors, underfloor heating, security door entry and triple glazing as standard. The apartment has about 110 years left on it's current lease, and has an energy performance rating of "B". In terms of facilities, Carshalton BR station serving Clapham Junction and London Victoria is approx 0.25 miles away, whilst Carshalton Beeches BR station - which gives access to East Croydon, London Bridge and The City is about 0.75 miles away. The Borough is exceptionally well regarded in terms of educational facilities - with many websites suggesting that Sutton and Harrow are the two best areas within Greater London for education. St Philomena's, St Marys and All Saints are all within 0.3 miles. Shopping and recreational facilities are available both in Sutton town centre and Valley Retail Park on the outskirts of Croydon. Viewing is highly recommended to appreciate this quality apartment - so book your appointment today.



- Spacious two bedroom, two bathroom first floor apartment located in one of Carshalton's premier developments set in the village centre
- Accommodation comprises a substantial open plan living room/kitchen - with a luxury kitchen suite and a full width balcony, two double bedrooms and two bathrooms (one en-suite shower room and family bathroom)
- Other benefits include underfloor heating and triple glazing fitted as standard, Parking in an undercroft gated parking compound for one car.
- Lift services to all floors, security entryphone system and a large communal patio garden/BBQ area.
- Adjacent to the Ponds and the Carshalton Ecology Centre
- Approx 5 minutes walk to both Carshalton BR station and Carshalton Village
- Leasehold with 100 years remaining on the current term, Council Tax band: "E"; EPC rating "B" (82/82)
- 5 minutes walk to Carshalton BR station and 15 minutes walk to Carshalton Beeches BR station
- Exceptional educational facilities within 0.25 miles - including St Philomena's and St Marys
- Viewing highly recommended - call today to book your appointment to view.

