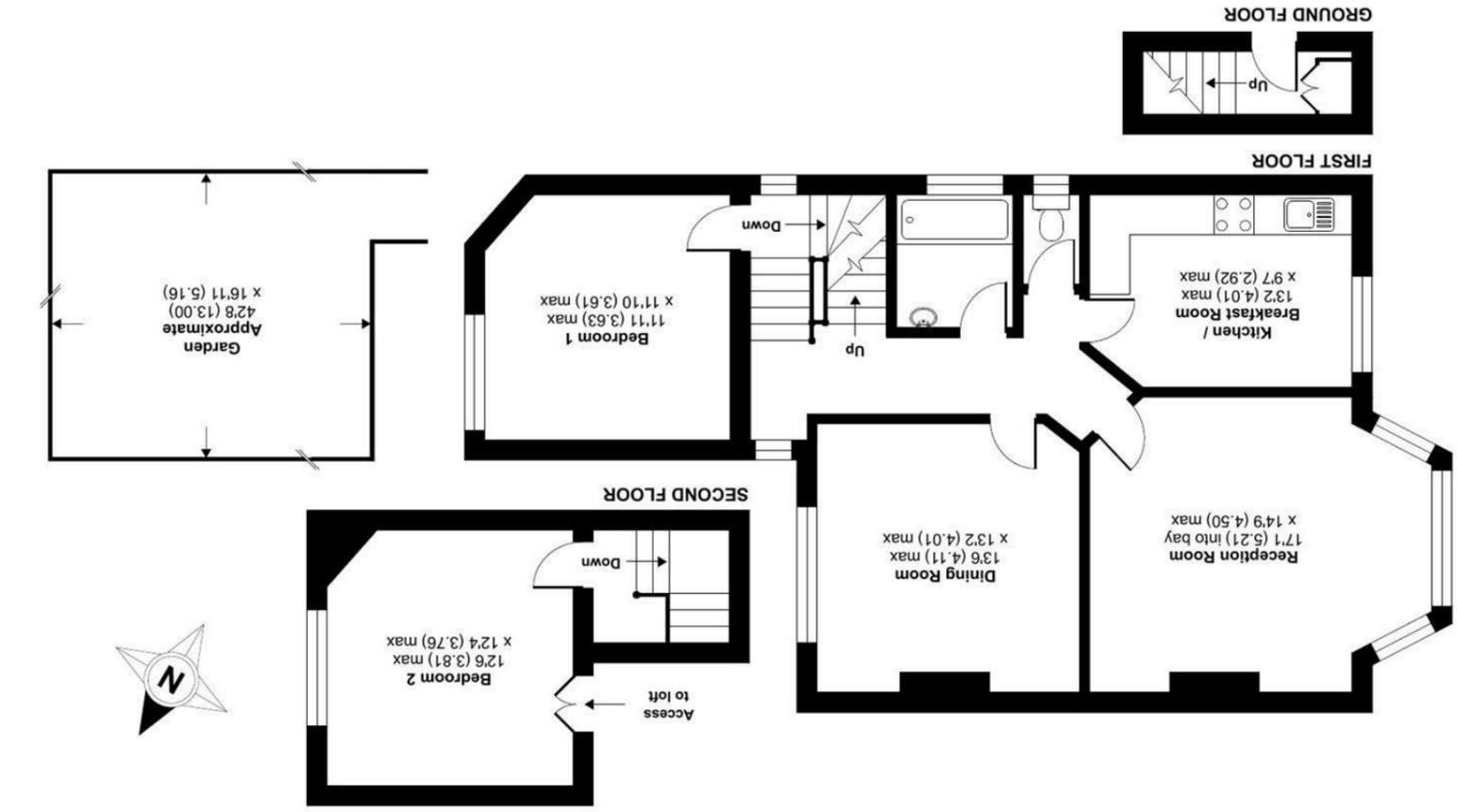


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 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhd.com 2022.
 Certified Property Measurer RICS



Park Hill, Carshalton, SM5





14 Park Hill

Carshalton, SM5 3RU

Offers Over £425,000

Open Day - Saturday 19th November - Call today to book your appointment. Silverman Black is delighted to offer this spacious and flexible three double bedroom split-level conversion apartment located in one of Carshalton's premier residential streets. Comprising the upper levels of a substantial Edwardian house, the accommodation of this charming flat is spread over three floors - an impressive living room, the main bedroom (currently used as a dining room), an "eat-in" kitchen/breakfast room and the bathroom facilities on the mid-level, with two double bedrooms located on upper and lower mezzanine levels at the rear of the building. Impressively proportioned at around 1150 sq ft, the flat retains much of the appeal of the Edwardian conversions - high ceilings, substantial square rooms, large windows and even ornate spindles on the stairs! Other benefits include a private front door located to the side of the building, a vast loft area, a substantial section of the rear garden for your own use and an allocated parking space beyond. The apartment is being sold vacant and with no onward chain and also includes a Share of the Freehold with a very long lease (around 950 yrs) running in the background. Local rail facilities include Carshalton Beeches which is 0.3 miles distant (8 minutes walk) and Carshalton Village at 0.5 miles (10 minutes walk), whilst the 154 bus service runs to Morden Underground terminus. There are myriad excellent primary & secondary schools on hand - St Philomena's & St Mary's are only 200 m away, whilst there are five Grammar Schools and some top Independent schools within about a three mile radius. Carshalton Village, the Ponds, Grove Park, Carshalton Park and All Saints Church are all within 0.25 miles. Viewing of this exceptional flat is very strongly recommended - so book your appointment today!

- Open Day - Saturday 19th November - book your appointment today
- An impressive three double bedroom split level conversion apartment located on one of Carshalton's premier roads
- Comprising the upper floors of a substantial semi-detached Edwardian house, this flat has it's own front door, a large living room, an "eat in" kitchen/breakfast room, three double bedrooms and a bathroom facility.
- Externally, the property also has a large private section of the rear garden and private parking.
- Share of Freehold with around 950 years remaining on the lease term
- Vacant possession with no onward chain
- Council Tax Band D; EPC rating "E" (52/76)
- Less than 10 minutes walk to both Carshalton Village and Carshalton Beeches BR stations, the Village centre, the Ponds and myriad excellent Primary & Secondary schools
- Viewing very highly recommended.

