



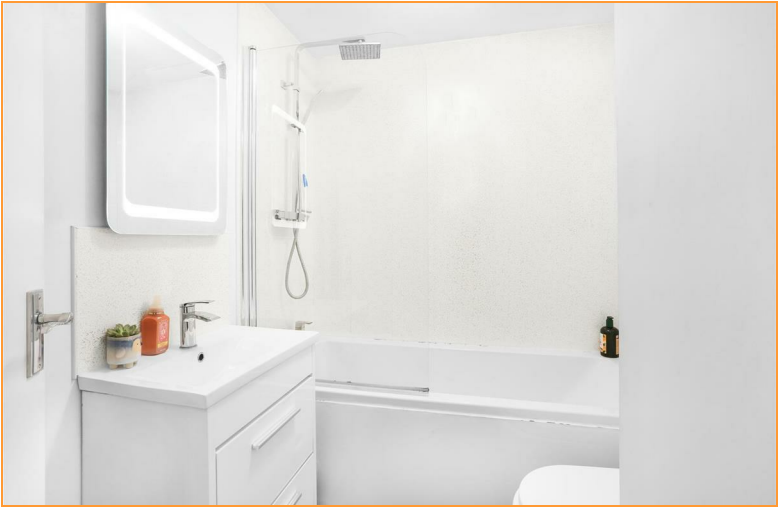


## 26 Groveside Close

Carshalton, SM5 2EQ

Price Guide £249,950

Silverman Black is delighted to offer this substantial and beautifully presented one bedroom first floor apartment situated on a popular modern development just north of the Village centre. Standing at close to 515 sq ft and refurbished only about 5 years ago, this is far from your "standard" one bed flat - featuring an enormous L-shaped open plan living room/kitchen measuring over 20 ft x 15 ft at it's maximum, whilst the bedroom is over 19 ft long - and could possibly be reconfigured to create two more modest bedrooms, each of which would have natural light & ventilation! The kitchen suite has been refitted with a luxurious high gloss suite with ample marble effect work surfaces, low level plinth lighting and some integrated appliances, whilst the bathroom is also well-sized and features a white suite and an over-bath thermostatic shower. The property also benefits from full double glazing, modern electric heating, well maintained communal gardens, an allocated parking space and ample on street/visitors parking. In addition, the apartment, which was built in 1990, has the balance of a 150 year lease still remaining - so has an unexpired term of around 114 years currently. In terms of local facilities, Carshalton BR station - affording regular fast trains to Clapham Junction and London Victoria - is located just under 1 mile away (18 minutes walk), whilst there is a very popular and well "stocked" local parade of shops at Wrythe Green which is about 0.5 miles distant (10 minutes walk). Morden Underground station (Northern Line) is 2.8 miles away - with a regular bus service (No 157) running from the end of the road direct to the terminus. Viewing of this unusual and exceptional flat is highly recommended - so call today to book your appointment.



- A substantial and beautifully presented one bedroom first floor apartment located on a popular development less than a mile from Carshalton BR station
- The apartment features a 20 ft x 15 ft L-shaped open plan living room/kitchen - whilst the kitchen suite has been recently replaced with a high gloss white suite
- Huge 19 ft double bedroom with twin aspect and ample built in storage/wardrobe space
- Refitted white bathroom suite with an overbath thermostatic shower
- Double glazed windows, electric radiators, allocated parking space
- 150 year lease with approximately 114 years remaining on the current term
- EPC Rating "C" (79/82); Counil Tax banding "C"
- Carshalton BR station 18 mintes walk/0.9 miles - affords frequent fast trains to Clapham Junction and London Victoria
- 0.5 Miles to Wrythe Green shopping & recreational facilities
- Viewing very highly recommended - so book your appointment today

