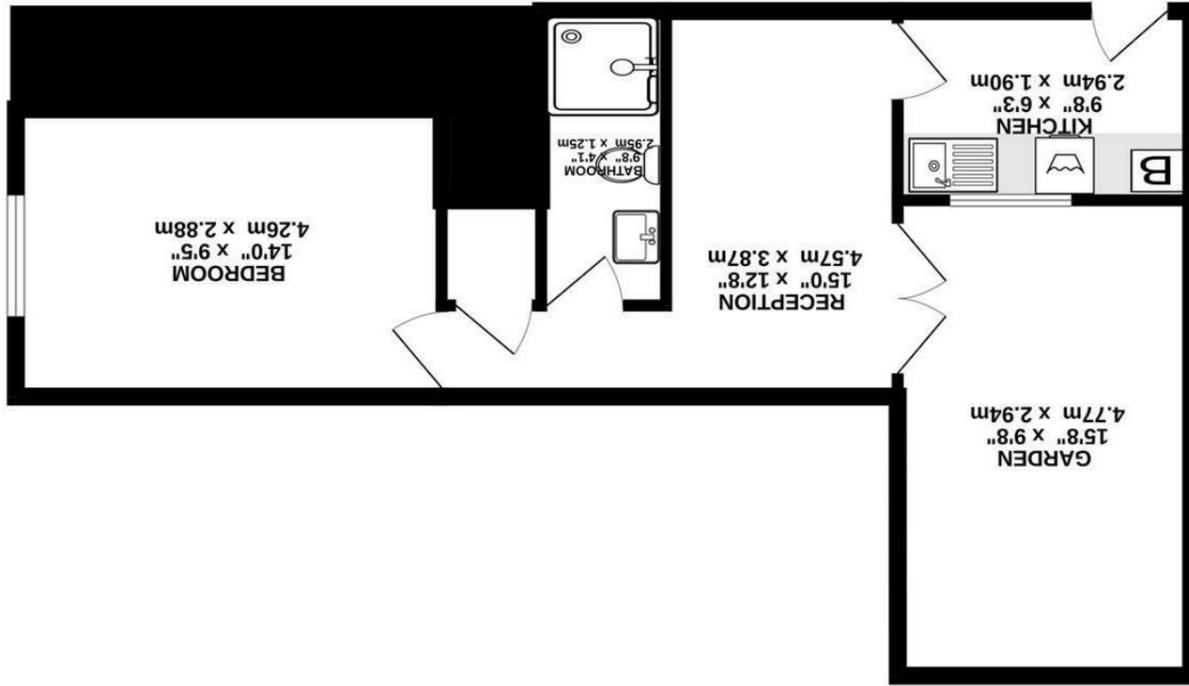


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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GROUND FLOOR
 510 sq.ft. (47.4 sq.m.) approx.

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





27 West Street

Carshalton, SM5 2PT

Price Guide £245,000

Silverman Black is delighted to offer this well presented character apartment with private outside space, located right in the heart of Carshalton Village and less than five minutes walk from the local BR station! Accessed from the rear of the building, the front door opens into a well equipped, recently updated kitchen (with appliances included), which leads through to a living room with double French doors onto a west-facing patio garden, a very nicely fitted shower room and a generously proportioned double bedroom. Additional benefits include good storage, double glazing, gas/radiator central heating and a recently extended lease with a Share of the Freehold. Being sold with no onwads chain, this quirky and charming apartment would make an ideal first time purchase or investment - affording excellent access to London.

Local facilities are close at hand - Carshalton BR station which affords fast access to London Victoria in just 28 minutes is only 200 yards away, whilst The Grove (reputed to be the finest remaining example of a Victorian urban park in London), Carshalton Ponds and the Village High Street are less than 10 minutes walk away (0.25 miles). In addition there is easy access to both Sutton centre and Morden Underground station - with buses running up both West Street and North Street. The Westcroft Leisure Centre and the Cryer Theatre are both within a mile - a pleasant stroll across the park in the summer months.

Viewing is highly recommended - so call today to book your appointment.

- Vacant Possession with no onward chain
- A characterful one bedroom ground floor apartment with it's own private west-facing patio garden, located in the heart of Carshalton
- Accommodation comprises a recently updated kitchen with fitted appliances, a living room with French doors to the garden, an excellent shower room and a large double bedroom
- Gas/Radiator heating; double glazing; good storage facilities
- Recently extended Lease with a Share in the Freehold of the building
- EPC rating: "C" (80/80); Council Tax Band: B
- Only 200 yards from Carshalton BR station, offering easy access to London Victoria in 28 minutes
- 0.25 miles from The Grove, The Ponds, All Saints Church and Carshalton High Street
- Easy public transport to Sutton and Morden Underground station - each about a 15 minute bus ride away

