

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



FIRST FLOOR
TOTAL APPROX FLOOR PLAN AREA 558 SQ.FT (52 SQ.M)
BEYNON ROAD, SM5

SILVERMAN **BLACK** PROPERTY SPECIALISTS





4 The Parade Beynon Road

Carshalton, SM5 3RL

Offers Over £300,000

Silverman Black is delighted to offer this charming and characterful two bedroom first floor apartment with wonderful views over St Philomena's School grounds from a quirky inset balcony. Part of a development of just four select and individual apartments completed around 2 years ago, the flat is in amazing "almost new" condition featuring a fully integrated kitchen suite and luxuriously appointed bathroom. Offered with a recently acquired Share in the Freehold, the apartment comprises a good size entrance hall, a characterful open plan living room with a unique recessed balcony and a "fully loaded" kitchen, one double bedroom, a generous single bedroom, a family bathroom and a deep walk-in utility/storage cupboard. Other benefits include ultra-modern electric heating, quality hardwood flooring/carpeting throughout and the balance of both the lease (c 123 years) - although the share of freehold makes this largely irrelevant - and the building warranty. The owner has confirmed that residents are able to apply for residents parking permits, and there is limited on street parking directly behind the development, in Beynon Road. A unique and well-appointed pied-a-terre, we highly recommend viewing this charming apartment.

- A charming and characterful two bedroom first floor apartment located close to Carshalton Village centre and The Ponds
- Part of a small select development of just four highly individual flats
- Accommodation comprises a good size entrance hall with a deep walk in utility/storage cupboard, a characterful open plan living room with balcony & fully integrated kitchen suite
- Two generous bedrooms - one single, one double and a luxuriously appointed bathroom
- Ultra modern electric heating, quality flooring & carpeting, 123 years remaining on the lease but including a Share in the Freehold
- Parking Permit available, roughly 10 minutes walk to both Carshalton and Carshalton Beeches BR stations and 5 minutes walk to the Ponds, Grove Park and the Village centre
- EPC rating: "C" (70/80)
- Viewing very highly recommended

