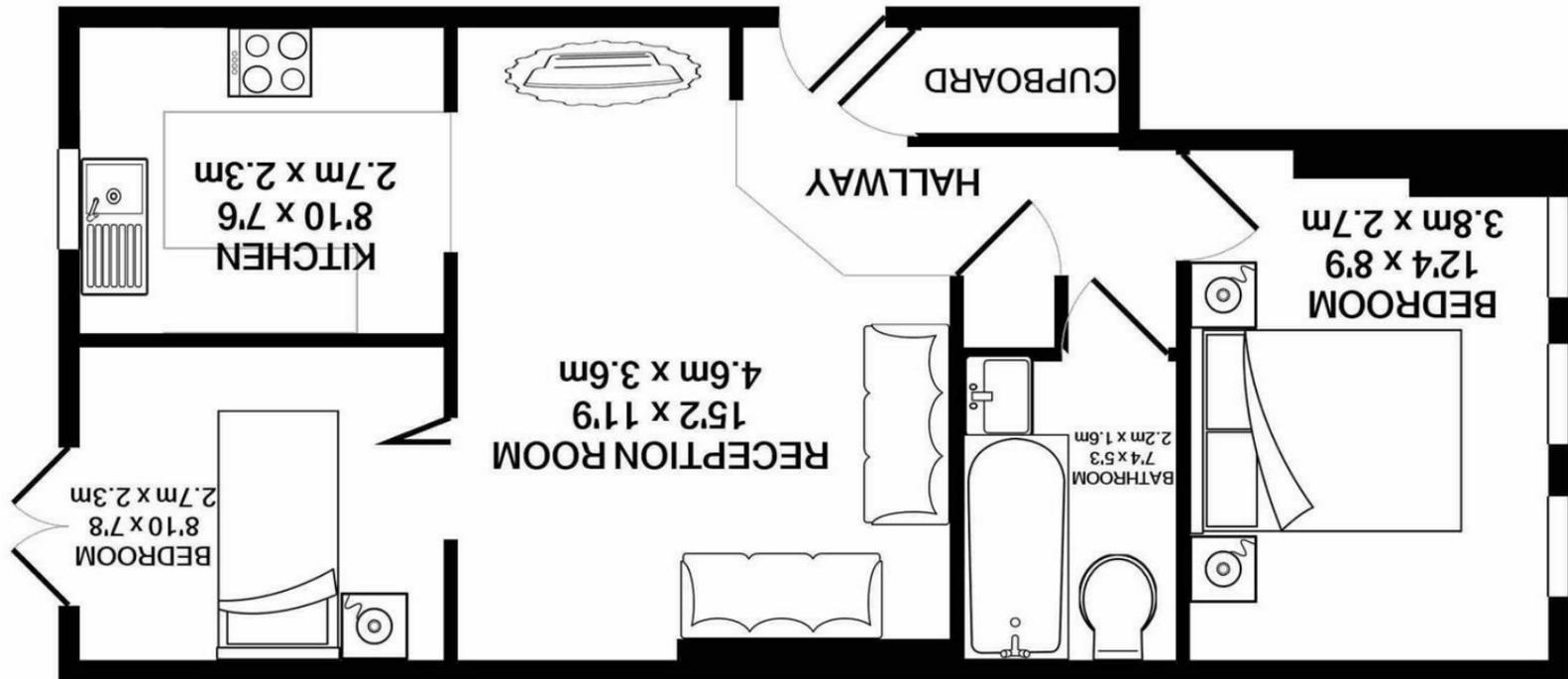


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 485 SQ.FT. (45.1 SQ.M.)



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





107a Stanley Road

Carshalton, SM5 4LW

£290,000

Silverman Black is delighted to offer this spacious two bedroom ground floor conversion apartment located in a popular and well-regarded residential street in Carshalton-on-the-Hill. Formerly a shop in years gone by, the property has been converted to provide a cleverly planned flat with two generously proportioned bedrooms, a central living area, a beautifully fitted luxury kitchen and a modern bathroom suite with modern tiling. Additional benefits include double glazed windows and gas/radiator central heating. Externally, there is a good size, west-facing rear garden, extending around 25 ft, which is mainly laid to lawn. In terms of local facilities, there is a useful convenience store only a few yards away, with a full parade of shops at the junction of Stanley Road and Stanley Park Road about 0.25 miles away. Stanley Park Junior School and Bandon Hill (Woodfield) are less than 0 minutes walk away, whilst Oaks Park Senior School is the same sort of distance but in the opposite direction. Carshalton Beeches BR station with fast links into London Bridge is around 16 minutes walk away - around 0.75 miles distant. Viewing is highly recommended.

- A charming two bedroom ground floor garden flat located in a popular and sought after residential street.
- Formerly a shop in years gone by - the property affords spacious and flexible accommodation comprising a good size living room and a "fully loaded" luxury kitchen
- Two well proportioned bedrooms one with access to the rear garden and modern bathroom
- 25 ft x 25 ft private rear garden with direct access from the flat
- Lease around 86 years with potential for extension
- EPC rating: TBC
- Local shops with both Stanley Park Juniors and Bandon Hill (Woodfield) at the end of the road - less than 10 minutes walk away (0.5 miles), whilst Oaks Park Senior School is less than 10 minutes walk in the opposite direction. Carshalton Beeches BR station
- Double glazed windows & central heating
- Viewing is highly recommended

