



barnard marcus

Denmark Road, Carshalton SM5 2JW



welcome to

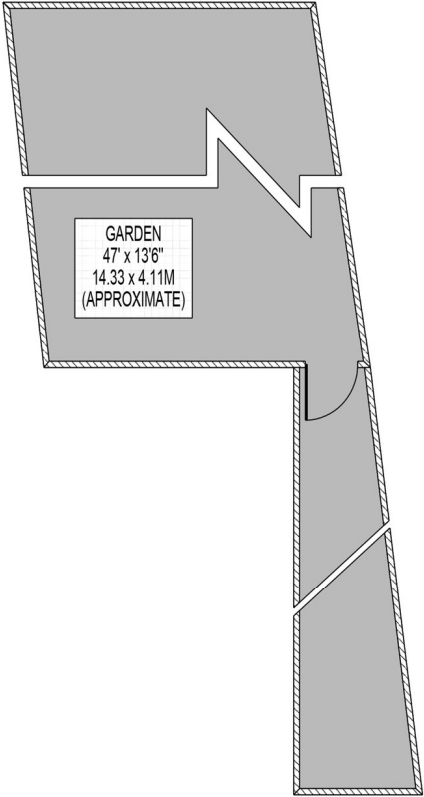
Denmark Road, Carshalton

Found on the first floor of an attractive building, this exceptionally bright and airy two bedroom garden maisonette on tree-lined Denmark Road. This well presented maisonette is beautifully presented throughout, boasting sizeable accommodation ready to move right into and enjoy. Both bedrooms are well proportioned, as is the spacious lounge which overlooks the mature 47ft private garden. The kitchen and bathroom both offer modern finishes and the maisonette further benefits from loft storage and a private garage to the rear. Denmark Road is a lovely residential location just moments from Carshalton Station and Carshalton High Street with its varied selection of pubs, restaurants and shops, not to mention the characterful Carshalton Ponds. Call now to arrange your open day time slot!



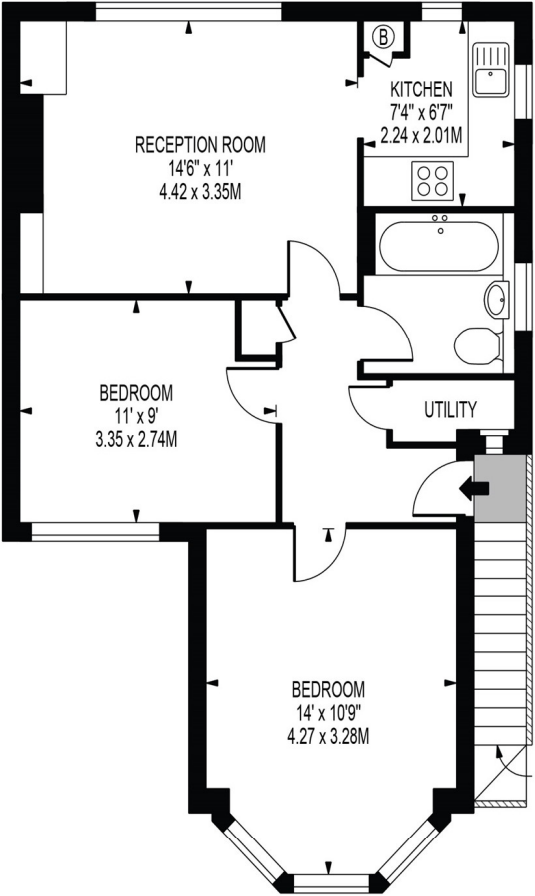
DENMARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 561 SQ FT - 52.12 SQ M



GARDEN
47' x 13'6"
14.33 x 4.11M
(APPROXIMATE)

GROUND FLOOR



RECEPTION ROOM
14'6" x 11'
4.42 x 3.35M

KITCHEN
7'4" x 6'7"
2.24 x 2.01M

BEDROOM
11' x 9'
3.35 x 2.74M

UTILITY

BEDROOM
14' x 10'9"
4.27 x 3.28M

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Denmark Road, Carshalton

- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- GREAT CONDITION
- LOFT STORAGE
- PRIVATE GARAGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



view this property online [barnardmarcus.co.uk/Property/WLG105577](https://www.barnardmarcus.co.uk/Property/WLG105577)



Property Ref:
WLG105577 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the
postcode not the actual property