

A photograph of an empty room with white walls, a wooden floor, and a white door with a yellow lock. A window is visible on the wall. A white radiator is partially visible in the bottom left corner.

Park Hill, Carshalton, Surrey, SM5 3RS
Price £350,000

Guide

A deceptively spacious and refurbished two bedroom split level maisonette with its own courtyard rear garden, the property is ideally located within a short walk of St. Philomena's Schools, as well as both Carshalton and Carshalton Beeches train stations. NO CHAIN.



***Spacious Lounge**
***Separate Reception Hall/Dining Room**
***Over 100 Year Lease *No Chain**

Front Door to:

Reception Hall/Dining Room - 16' 2" x 6' 2"
(4.92m x 1.88m)

Lounge - 15' 3" x 13' 2" (4.64m x 4.01m)
Door to garden.

Kitchen - 9' 5" x 6' 9" (2.87m x 2.06m)

Stairs to First Floor Landing



Bedroom One - 15' 3" x 12' 10" (4.64m x 3.91m)

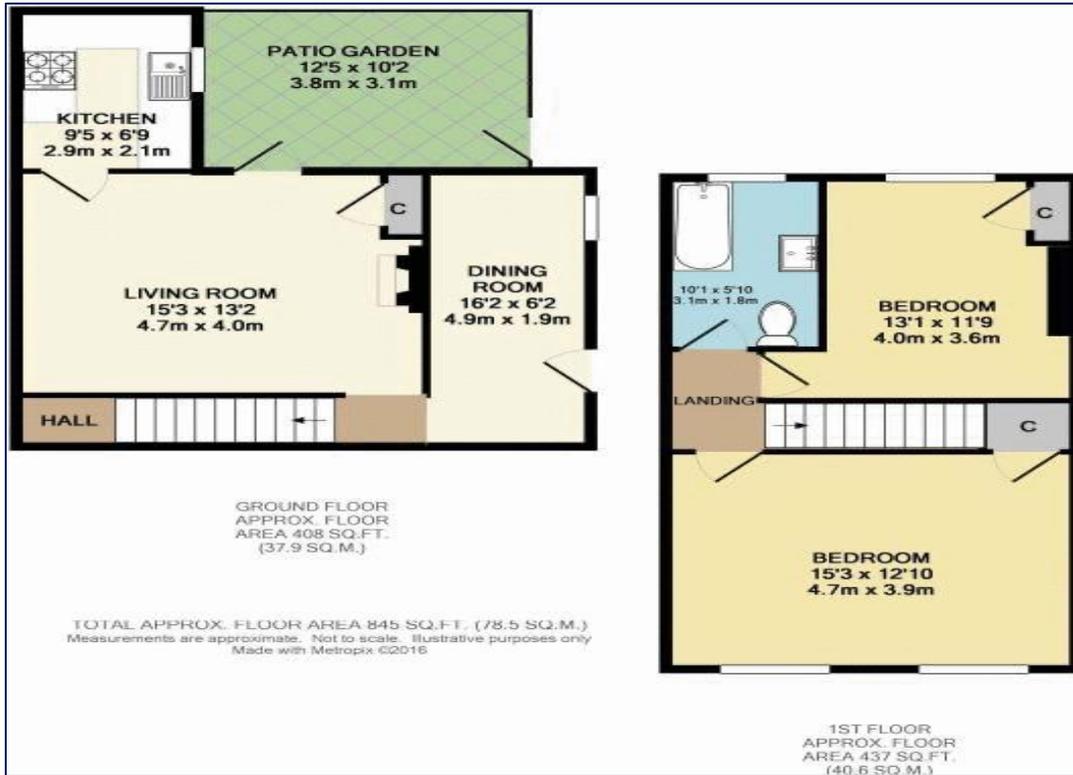
Bedroom Two - 13' 1" x 11' 9" (3.98m x 3.58m)

Bathroom - 10' 1" x 5' 10" (3.07m x 1.78m)

Outside:

Patio Garden - 12' 5" x 10' 2" (3.78m x 3.10m)





Council Tax - C
Local Authority: London Borough of Sutton
Tenure - Leasehold



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Carshalton
Surrey
SM5 3NP



020 8642 5468

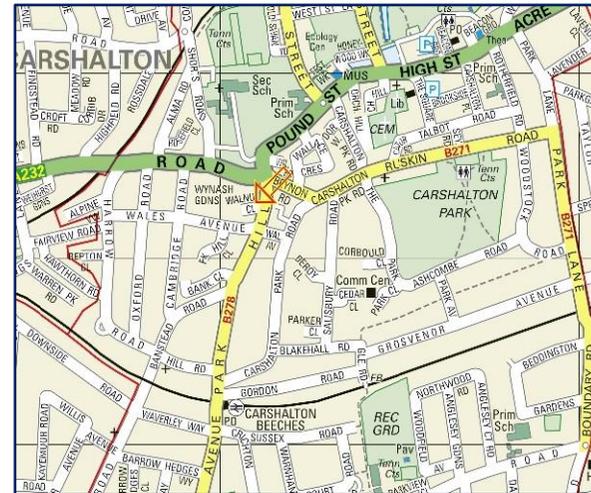


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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