

FOR SALE



Middleton Road, Carshalton, SM5

GUIDE PRICE £200,000 Leasehold

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Property Description


Samuel Estates is pleased to offer this exquisite first floor apartment. Boasting a contemporary ambiance, this residence features a modern kitchen and bathroom, adorned with high-quality finishes throughout.

Step into a realm of luxury with the added allure of a private balcony and a communal garden providing a serene retreat for relaxation. Your peace of mind is assured with the convenience of gated off-street parking, ensuring both security and convenience.

Nestled off Middleton Road, this property enjoys a strategic location in close proximity to St. Helier Hospital. Residents benefit from seamless connectivity via local bus routes, effortlessly linking Carshalton, Sutton, Morden, and Hackbridge. Additionally, the property is mere moments away from an array of local shops and amenities, promising a lifestyle of utmost convenience and comfort.



Energy Efficiency Rating

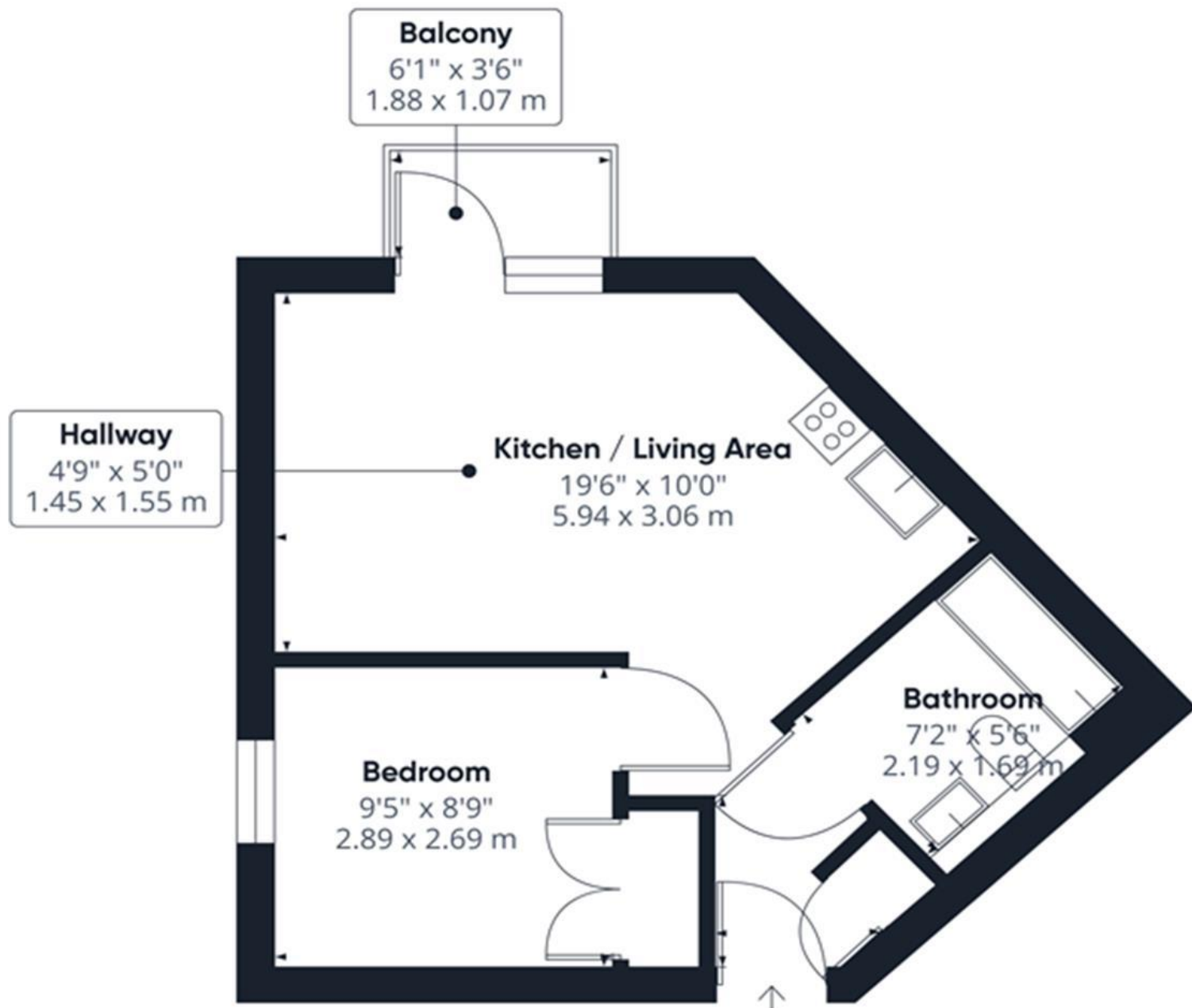
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	81	81
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area⁽¹⁾
356.99 ft²
33.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 125 years remaining

Service Charge – £1499.12

Ground Rent – £200

Building Insurance - £419.64

Council Tax Band – B

Local Authority – Sutton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage

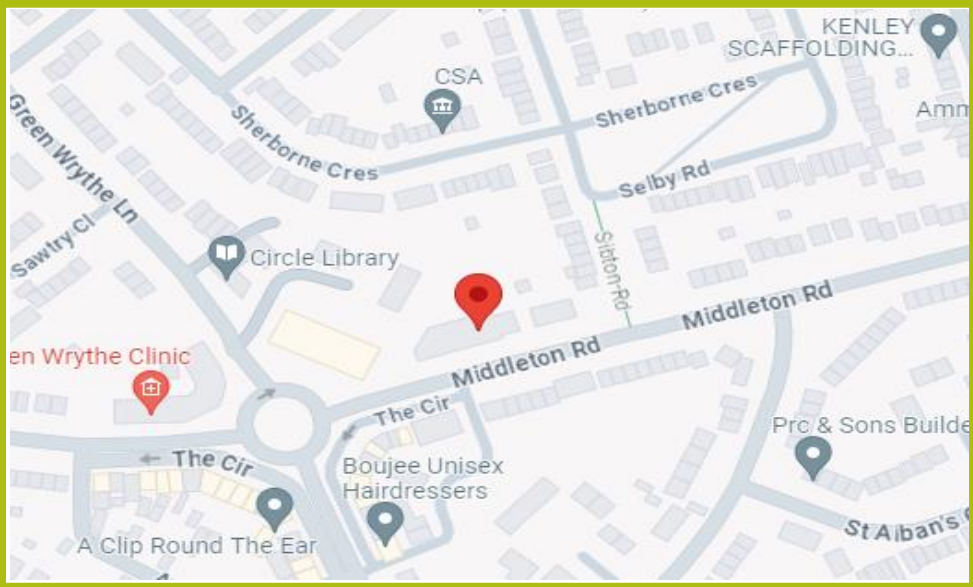


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

