



**Newstead Walk, Carshalton SM5 1AW**



## **welcome to**

### **Newstead Walk, Carshalton**

This end of terrace house, currently listed for sale, is undoubtedly a property that commands attention. Maintained in a good condition, this home offers an inviting atmosphere for potential buyers, making it an excellent investment opportunity.

The property features four generously proportioned bedrooms and a single bathroom, expertly designed to maximize space and functionality. The home also boasts a single reception room - a welcoming space for families to gather and create lasting memories.

The kitchen is well presented with built in appliances, in addition the rest of the house offers a host of other unique features that add to its charm.

These include a classic fireplace that lends a cosy ambience to the home, enhancing its appeal during the colder months.

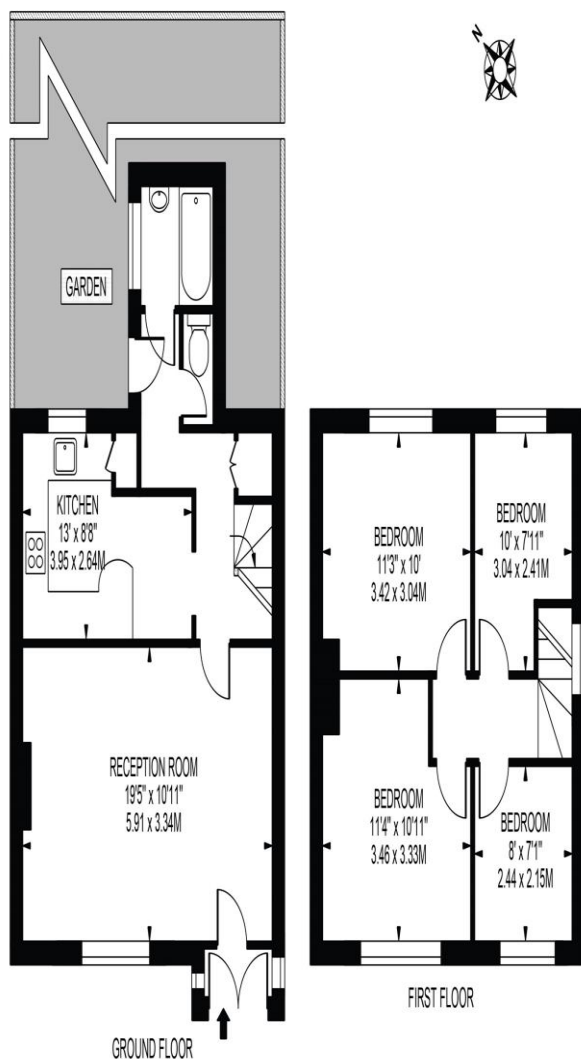
Located in a vibrant neighbourhood, the property is well-connected with excellent public transport links. The house is also in close proximity to a number of local amenities and green spaces, adding to its allure for those who appreciate the convenience of city living coupled with the tranquillity of nature. The nearby schools make it an ideal location for families.

Whether you are a first-time buyer looking for the perfect starter home, an investor seeking a solid return on investment, or a family in search of a spacious home in a friendly neighbourhood, this property is an opportunity not to be missed.



## NEWSTEAD WALK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 882 SQ FT - 81.91 SQ M



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### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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## **Newstead Walk, Carshalton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four spacious bedrooms
- Classic cosy fireplace

Tenure: Freehold EPC Rating: D

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUT110339](https://barnardmarcus.co.uk/Property/SUT110339)



Property Ref:  
SUT110339 - 0002

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