



Carshalton Road, Sutton SM1 4LL

welcome to **Carshalton Road, Sutton**

Nestled within a characterful period property on the sought-after Carshalton Road, this spacious 1-bedroom lower ground floor maisonette offers a rare blend of charm, convenience, and outdoor living. Boasting direct access to a communal garden, this home is perfect for those seeking a peaceful retreat with all the benefits of urban connectivity.

Step inside to discover a long, elegant hallway that enhances the sense of space and leads to a generously sized double bedroom, a bright and airy living room, and a well-appointed kitchen. The property retains period features while offering modern comfort, making it ideal for first-time buyers, downsizers, or investors.

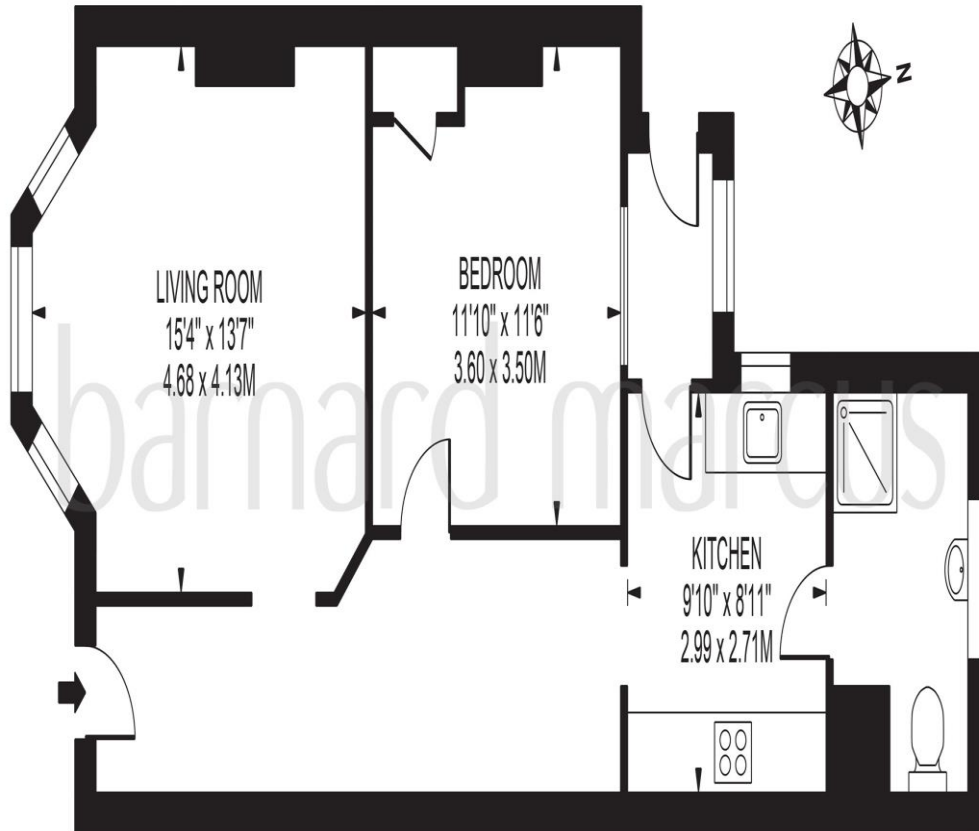
Enjoy the freedom of a 150-year lease and the ease of a chain-free sale, allowing for a smooth and stress-free purchase. Located within walking distance to Sutton train station, commuting to Central London and beyond is effortless. Sutton High Street, with its array of shops, cafés, and amenities, is just moments away.

Whether you're relaxing in your garden oasis, entertaining guests, or exploring the vibrant local area, this maisonette offers a lifestyle of comfort and convenience. With its unique lower ground floor setting, ample hallway space, and period charm, this property is a standout opportunity in the heart of Sutton.



CARSHALTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 650 SQ FT - 60.37 SQ M



BASEMENT

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

Carshalton Road, Sutton

- One bedroom masonette
- Direct access to communal garden
- 150 year lease
- Period features
- No maintenance charges

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUT110794



Property Ref:
SUT110794 - 0011

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 8643 8245



Sutton@barnardmarcus.co.uk



2&3 Regent Parade, Brighton Road, SUTTON,
Surrey, SM2 5BL



barnardmarcus.co.uk