

Denmark Gardens Carshalton, Surrey SM5 2JN

Williams Harlow Cheam- A Spacious two bedroom apartment situated on the first floor in a popular central Carshalton location. With a stunning large balcony, perfect to relax on a warm summers evening. You can enjoy short walks to local shops, bars, restaurants and late night returns from central London on the train. It's an ideal buy for those wanting an assured purchase with Long Lease and low maintenance costs.

Offers In Excess Of £325,000 - Leasehold



The Property

This First floor apartment benefit from large spacious balcony with views out onto shared communal areas. The property, has a large hallway as you enter the property, with access through to the bathroom, kitchen, storage cupboards, two double bedrooms and then onto the lounge/dining area. In addition, you have storage areas downstairs for further storage needs. This home would make an excellent purchase for First time buyers, people looking to upsize to a spacious apartment, downsizers or those looking for a good return on an investment.

Outdoor Space

There is a spacious communal garden, which provides excellent areas for the whole family to enjoy, or those looking to enjoy the evenings sun with friends. In addition, to the spacious balcony to watch the sun go down and wind the evening in style.

The Area

Those wanting convenience and buzz, you can't get better in the local area. Just a stone throw away from the local high street, Carshalton station and local bus routes. This will suit people of all ages, from those looking for the buzz from local pubs and restaurants, convenient of shops and excellent transport links to central London. This area provides the perfect place of suburban lifestyle within greater London but bridging into Surrey.

Vendor Thoughts

"We have been happily living here for the last 6 years, it's is a very lovely area, nice and quite, easy to park and as a really nice community feel to the building, with everyone being very friendly. Handy that it is only a short walk to the train station had we not need to upsize we could of happily stayed."

Pointers

Long Lease : Car Parking :Balcony :Close to Town Centre Location :
Two Bedrooms : Communal Gardens: newly renovated: bathroom:
multiple Storage spaces

Local Schools

Victor Seymour Infants School- mixed 3-7
Harris Junior Academy School- mixed-7-11
St Mary's RC Infant Schools- Mixed 3-7
Rushy Meadow Primary School Mixed
Ages 3-11
Carshalton High School For Girls- girls 11-18
St Philomena's Catholic high School for Girls girls 11-18
Wallington County Grammar School- boys 11-18

Local Transport

Carshalton Train Station- Zone 5 providing Access to London
Victoria- 30 mins, St Albans- 1hr 18, Horsham- 53 mins, Dorking-
28 mins and Sutton- 4 mins
Bus Routes: 127- Mitcham and Purley , 157 Crystal Palace and
Morden, S3 Malden manor- Belmont , SL7 Heathrow-Croydon

Lease Length

180 Years Remaining

Ground Rent

Nil

Service Charge

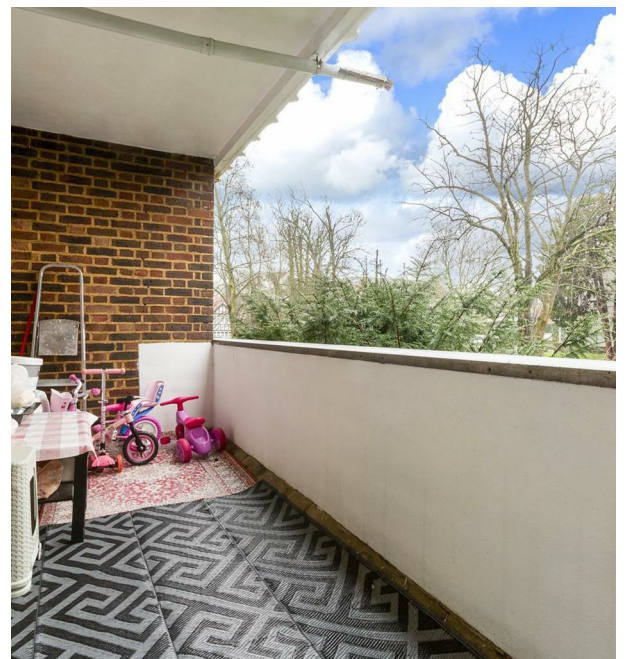
£1275.63 annually

EPC Rating

B

Council Tax

Band C- £1820.78



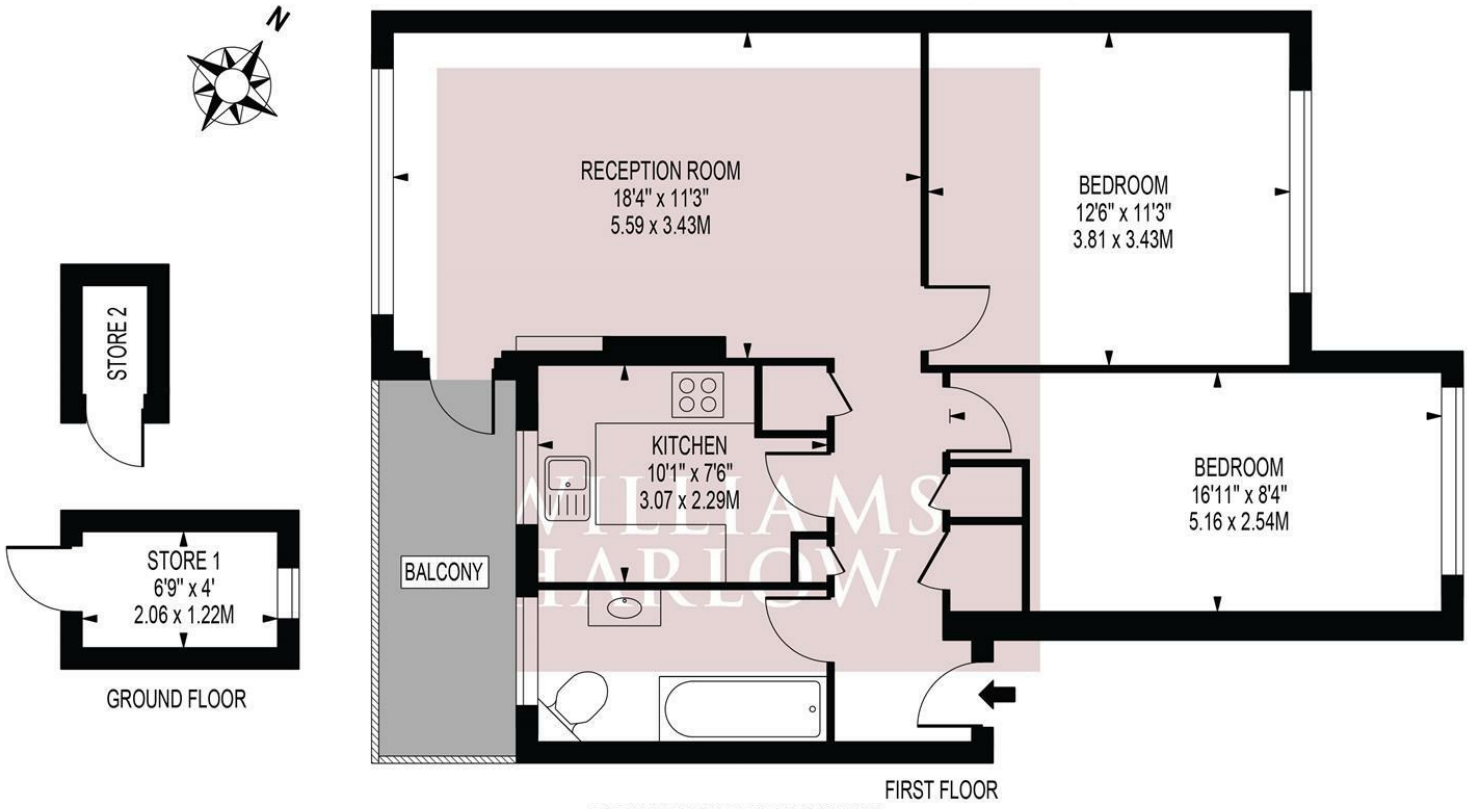
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**

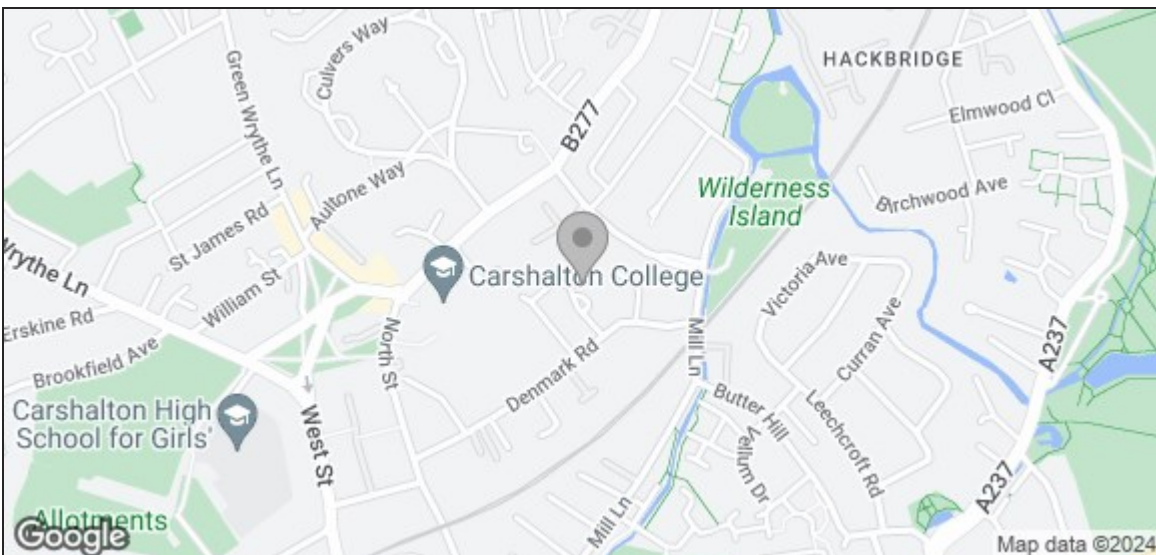
DENMARK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 687 SQ FT - 63.82 SQ M
(EXCLUDING STORE 1 & STORE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE 1: 27 SQ FT - 2.51 SQ M



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	80
	EU Directive 2002/91/EC	