



SILVERMAN
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PROPERTY SPECIALISTS





18a Park Hill

Carshalton, SM5 3RU

£1,725 Per Calendar Month

Available mid - end August 2024, furnished. Silverman Black is delighted to offer this charming and characterful two bedroom first floor conversion apartment, located on one of Carshalton's most sought after roads which affords easy access to The Village centre and both local BR stations. Comprising the entire first floor of this impressive period building, the apartment comprises of a welcoming entrance hall with ample room for boots & coats, a generously proportioned living room, two genuine double bedrooms and well equipped kitchen and bathroom facilities - however, the "features" of the flat do not end there!! Externally, there is a generous, landscaped private section of the rear garden (approx 40 ft x 30 ft) which also incorporates a well presented home office/gym/playroom or den - perfect for anyone working from home - and a large cellar for additional storage! The garden, which is mainly laid to lawn and extremely well-screened, also offers a decked terrace, a modern shed, further secure storage and access onto Carshalton Park Road via a rear gate. A popular and diverse parade of local shops is available at Carshalton Beeches (0.4 miles, 9 minutes walk) where the rail line gives access to London Bridge and East Croydon, whilst the the Village centre and Carshalton Village station (London Victoria 28 mins) are only marginally further away (0.5 miles, 10 minutes walk). Several of the area's top junior & secondary schools are also right on the doorstep, including St Philomena's, St Marys and All Saints. Viewing of this exquisite apartment is very highly recommended - so call today to book your appointment.



- Available mid - end August 2024 - part furnished
- A delightful two bedroom first floor character apartment, located on one of Carshalton's premier residential roads, roughly equidistant from Carshalton Village and Carshalton Beeches BR stations
- Accommodation incorporates a large entrance hall (perfect for boots & coats), a spacious living room, two generous double bedrooms, well equipped kitchen & bathroom facilities and a large cellar offering additional storage
- Externally there is a generous private rear garden which also incorporates a good size home office - perfect for anyone working from home
- EPC rating "D" (62/79); Council Tax band "C"; 5 weeks security deposit c £1,990
- Carshalton Village & BR station (giving access to London Victoria) is 0.5 miles distant - 10 minutes walk away;
- Carshalton Beeches BR station (affording access to East Croydon and London Bridge) is 0.4 miles distant - 9 minutes walk
- Viewing of this charming and characterful flat is very strongly recommended

