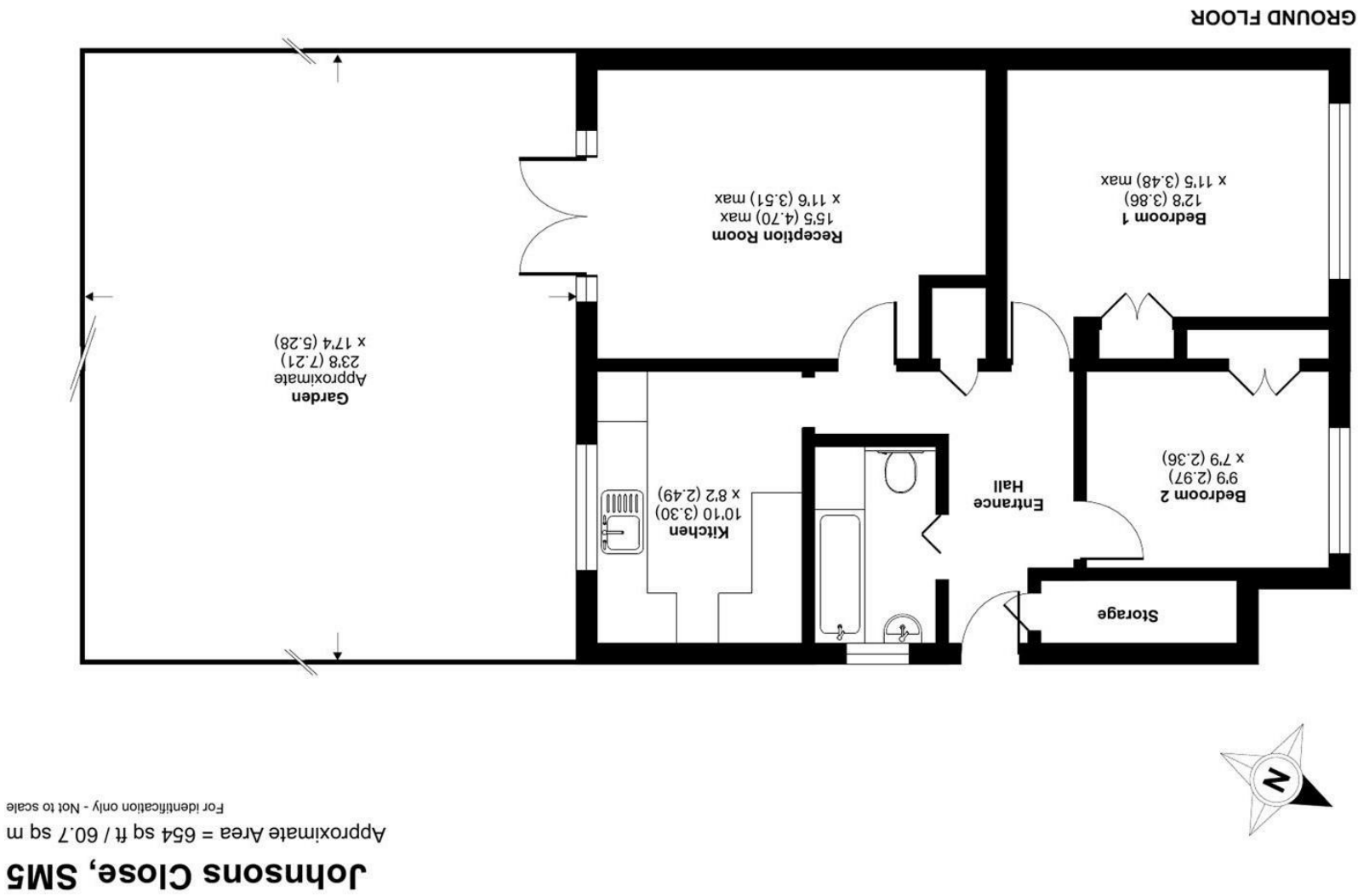






8a Johnsons Close

Carshalton, SM5 2LU

Price Guide £350,000

Vacant Possession! Silverman Black is delighted to offer this spacious and recently refurbished two bedroom ground floor maisonette, located in a quiet cul-de-sac within easy reach of Carshalton Village centre and BR station. The property was refreshed only about 5 years ago, with new kitchen & bathroom suites being fitted and has been recently redecorated - so is "ready for occupation". The accommodation comprises a private entrance and a spacious hallway, a really generously proportioned living room with double French doors out to the garden, two double bedrooms (both of which have built in wardrobes) and a family bathroom. Outside, the flat enjoys a stunning, enclosed south facing patio garden - perfect for BBQ's and al-fresco dining - plus a useful side garden, which currently houses a large garden shed. In addition, the property includes a single garage located only about 20 yards away, full double glazing and gas/radiator central heating. And finally, the Lease has also recently been extended to have a remaining term of around 160 years, with no set service charges annually (each resident looks after their own property).

In terms of local facilities, there is a fantastic local parade of shops at Wrythe Green which is about 0.25 miles/5 minutes walk away, whilst Carshalton College and "The Pulse" gym are literally just around the corner. Carshalton BR station - affording access to Clapham Junction & London Victoria in around 28 minutes - is 0.6 miles away, about 12 minutes walk. The Grove, Carshalton Village Centre, The Westcroft Leisure Centre and the Sutton Ecology Centre are less than one mile distant. Morden Underground station (Northern Line) is about 3.5 miles away and is easily accessible by bus from Wrythe Green. Viewing of this lovely pied-a-terre is very highly recommended - so call today to book your appointment to visit!



- Full Vacant Possession!
- A delightful, refurbished and redecorated two bedroom ground floor maisonette with a lovely private patio garden and a garage
- Accommodation comprises a private entrance hall, a large living room with direct access to the garden, two double bedrooms and a refitted family bathroom
- Externally there is a fabulous south facing patio garden - perfect for anyone with pets, and ideal for BBQs during the warmer months!
- Single garage (en bloc); gas radiator central heating, quality flooring, ample storage, fully double glazed, useful side garden with timber shed
- Recently renewed Lease with around 160 years remaining on the term, no set annual service charges - residents look after their own apartments
- Leasehold, EPC rating "C" (69/76); Council Tax band "C".
- 0.25 miles to Wrythe Green shopping parade, 0.6 miles to Carshalton BR station, less than 1 mile to Carshalton Village, The Westcroft leisure Centre and The Grove
- Viewing highly recommended

