







## 107a Stanley Road

Carshalton, SM5 4LW

Price Guide £300,000

Silverman Black is delighted to offer this spacious two bedroom ground floor conversion apartment located in a popular and well-regarded residential street in Carshalton-on-the-Hill with over 100 years remaining on the lease. Formerly a shop in years gone by, the property has been converted to provide a cleverly planned flat, with two generously proportioned bedrooms, a central living area, a beautifully fitted kitchen and a bathroom suite with modern tiling. Additional benefits include double glazed windows and gas/radiator central heating and a large under stairs storage cupboard. Externally, there is a good size, west-facing rear garden, extending around 25 ft, which is mainly laid to lawn but also has a small sun deck and a large (communal) front garden which could be potentially converted to off street parking (STPP). In terms of local facilities, there is a useful convenience store only a few yards down the road and a full parade of shops at the junction of Stanley Road and Stanley Park Road about 0.25 miles away. Stanley Park Junior School and Bandon Hill (Woodfield) are less than 10 minutes walk away, whilst Oaks Park Senior School is the same sort of distance but in the opposite direction. Carshalton Beeches BR station with fast links into London Bridge is around 16 minutes walk away - around 0.75 miles distant.



- Converted two bedroom, ground floor apartment with private rear garden
- Leasehold property with over 100 years remaining on the current lease
- Located in a quiet, tree lined, residential street with easy access to local shops
- Walking distance of Stanley Park Junior School, Bandon Hill (Woodfield) and Oaks Park Senior School
- Excellent local transport links all under a mile away.
- Service and Maintenance Charges: TBC
- Ground Rent: TBC
- EPC: Current 57 (D)/ Potential 77 (C)
- Viewing highly recommended

