



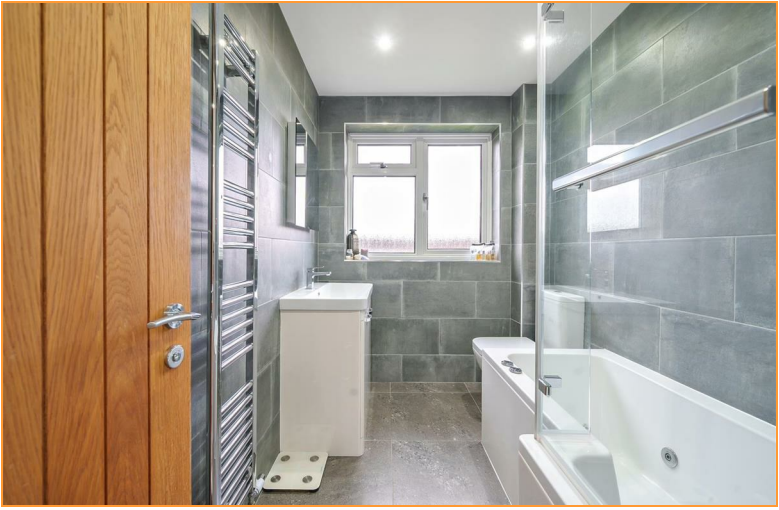


## 39 Millside

Carshalton, SM5 2BQ

Offers Over £350,000

Silverman Black is delighted to offer this beautifully presented, fully refurbished two bedroom duplex apartment, located in a quiet residential cul-de-sac, only 0.7 miles from Hackbridge BR station. The current owner has completely renovated and reconfigured the apartment - rewiring & replumbing the property, replastering the entire flat, fitting quality kitchen and bathroom suites - completing the project with brand new decor and flooring! Perfect! The apartment has it's own front door on the ground floor with ample coats hanging space and the staircase the the first floor, where the whole area has been opened up to provide a stunning open plan living area with a sumptuous new kitchen suite, which features a modern range style cooker and integrated appliances. On the top floor there are two generously proportioned double bedrooms and a luxuriously appointed bathroom, complete with overbath shower and a jacuzzi! Externally, there is good on street parking and well maintained communal gardens surrounding. Please note that there is a single garage available to purchase separately, located in a secure garage block directly at the back of the site. Other benefits include double glazing, gas/radiator central heating, a quality hardwood floor in the living room, flexible "mood lighting" on the first floor level and a very long lease (in excess of 960 years remaining on the current term). Service charges (inc buildings insurance) and Ground rent were £1,239 in 2024 - approx 103 pcm. In terms of facilities, Hackbridge BR station (affording fast access to London Victoria via Clapham Junction in 25 mins approx) and the local shopping/schooling facilities are only 16 minutes walk away (0.7 miles), whilst there is a useful mini-market and The Riverside community centre less than 100 yards distant. So, if you're looking for a top quality apartment, ready for you to move straight in - you definitely need to visit this stunning property. Call today to book your appointment!



- Refurbished, Reconfigured and ready for you to move in right away! Book your appointment to visit this stunning property!
- A two bed, split level maisonette where the owner has spared no expense creating a stylish and comfortable home
- A reconfigured first floor has been opened up to provide a stunning living room and a "fully loaded" kitchen area which features solid wood work surfaces, a modern range style cooker and all "mod cons"!
- Two generously proportioned double bedrooms are located on the top floor with a luxury bathroom featuring a Jacuzzi bath with shower over
- Other benefits include double glazing, gas/radiator heating, new wiring & plumbing, good storage facilities and quality flooring
- Long lease with over 960 years remaining on the current term; £1224 pa Service Charges (inc building insurance) and £15 pa Ground Rent
- Leasehold, Council Tax Band C; EPC rating C (73/77)
- A single garage within the development on a separate title is available by negotiation
- 0.7 miles to Hackbridge BR station, the Lidl supermarket and other local shopping/educational facilities
- Viewing of this amazing apartment is very strongly recommended - so call today to book your appointment!

