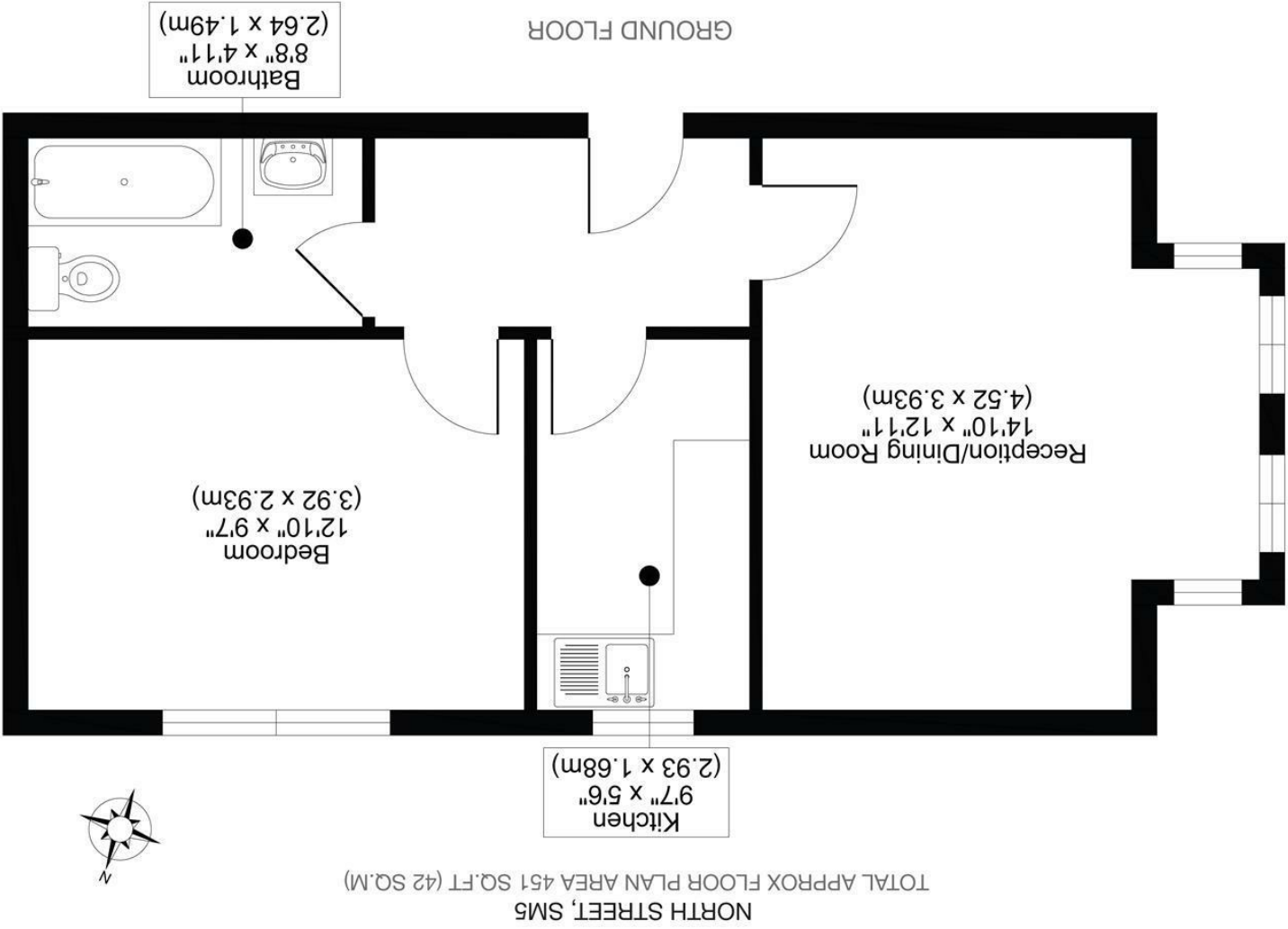


All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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SILVERMAN  
BLACK  
PROPERTY SPECIALISTS







# 1 The Chateau

Carshalton, SM5 2HJ

Price Guide £300,000

Silverman Black is delighted to offer this spacious and characterful one bedroom apartment situated in a landmark development only about 5 minutes walk from Carshalton BR station. The Chateau is a charming detached Victorian villa, set within a private gated compound, which has been divided into eight individual & elegant one & two bed apartments - with this unit being located on the raised ground floor/entrance level. The apartment features very high Victorian ceilings and several large sash windows - giving the flat a light and airy atmosphere - with a very spacious living room, a generous double bedroom and well equipped, with modern kitchen and bathroom facilities. Externally, there is a sizable parking area with an allocated space to the front of the property with electric security gates, and a well maintained communal garden to the rear, available to all residents. The property has just under 100 years left unexpired on the current lease term. In terms of local facilities, there is a full parade of local shops only yards from the development, the Pulse (gymnasium) is around 50m away, whilst Carshalton BR station is only around 400m distant and affords four fast trains per hour into London Victoria. The Ponds, the Village centre and fuller selection of shops are restaurants is around 0.5 miles away - so around 10 minutes walk. Viewing of this exceptional property is highly recommended - so call today to book your appointment.



- A delightful, characterful one bedroom ground floor apartment in a landmark development only 5 minutes walk from Carshalton BR station
- The Chateau is a substantial detached Victorian residence in a private gated compound, divided into eight individual & elegant units
- Accommodation comprises a welcoming hallway, a substantial living room, a generous double bedroom and well equipped modern kitchen and bathroom facilities
- Secure, gated parking area to the front with well maintained communal gardens to the rear
- Gas/Radiator heating, recently redecorated, quality flooring
- Leasehold - 125 years with 98 years left to run; EPC Rating: D; Council Tax Band "B"
- Only about 400 yards from Carshalton BR station which affords fast & frequent access to London Victoria via Clapham Junction
- Excellent local parade of shops and The Pulse gymnasium are about 50 yards away - Carshalton Village, The Ponds and The Grove are all half a mile away
- Viewing very highly recommended - so call today to book an appointment to visit

