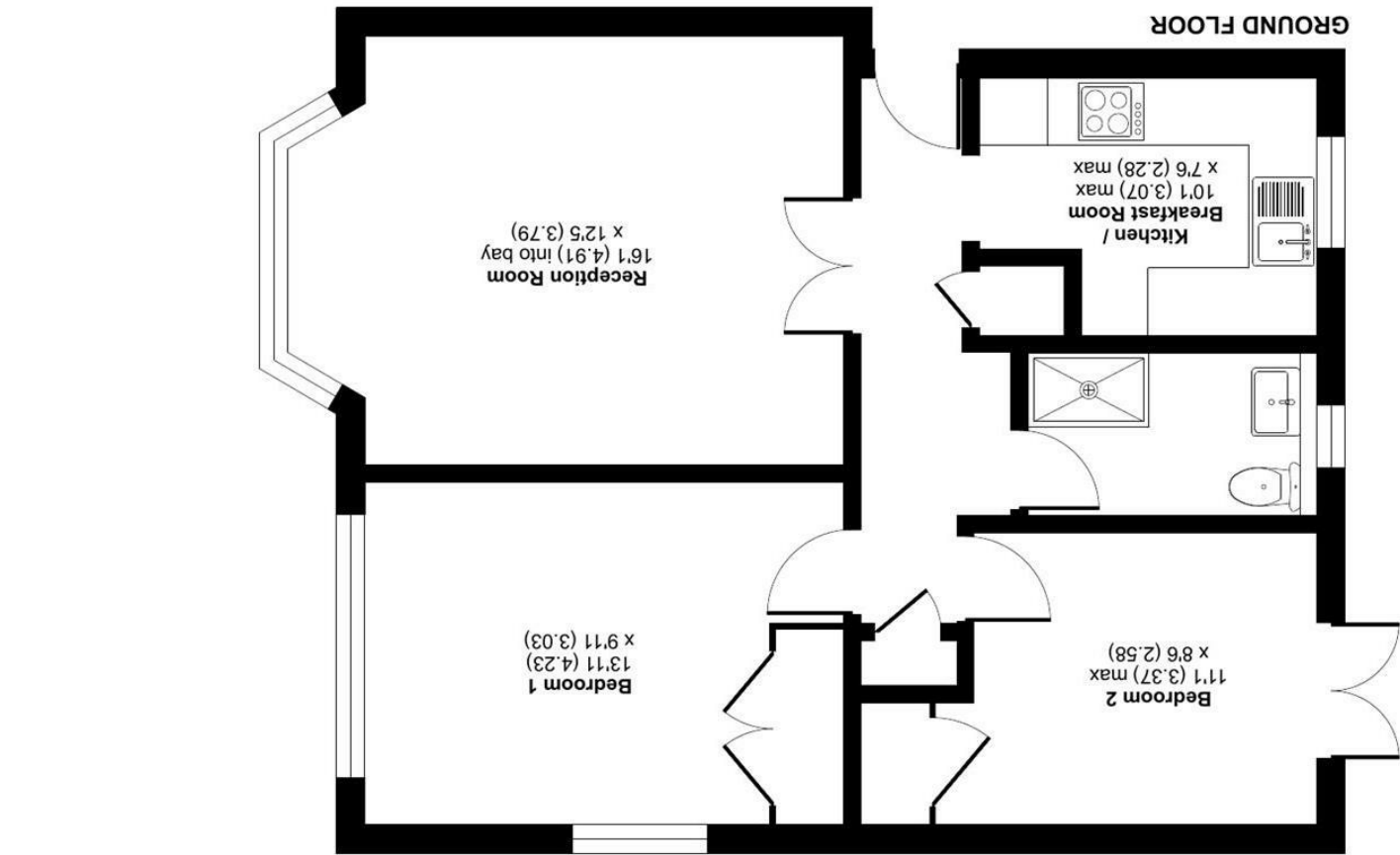


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. REF: 1302853



Sycamore Close, Carshalton, SM5
Approximate Area = 630 sq ft / 58.5 sq m
For identification only - Not to scale





14 Sycamore Close

Carshalton, SM5 2PS

Price Guide £350,000

Silverman Black is delighted to offer this charming two bedroom ground floor apartment located in the ever popular Sycamore Close development, right in the heart of Carshalton Village and literally a couple of minutes walk from Carshalton BR station. A private, gated development with beautifully maintained communal gardens, the apartment comprises a good size entrance hall with two deep storage cupboards, a substantial living room overlooking the front gardens, a well equipped modern kitchen suite, a recently refitted shower room and two double bedrooms - both with built in wardrobes, with the rear bedroom affording French doors directly out into the communal gardens. Other benefits include gas central heating to radiators, double glazed windows, quality floor coverings, a modern kitchen, a long lease (979 years) with a Share in the Freehold and a sizable garage, located only a few yards from the block. Externally, the grounds comprise a number of off street parking spaces (available on a "first come" basis) and communal gardens surrounding all of the blocks on the site - ideal for "sitting out" during the warmer Summer months. In terms of local facilities, Carshalton BR station - offering frequent fast trains to London Victoria and The City - is about 200 yards away, whilst The Ponds, All Saints Church and the Village High Street are all within about 0.25 miles (5 minutes walk). The Cryer Theatre and the recently refurbished Westcroft Leisure Centre are a 10 minute stroll away across The Grove - which itself is reputed to be the best remaining example of a Victorian urban park left in London. Buses run from almost directly outside the development to Sutton, Purley and Morden - where the Underground system can be accessed - and there are a substantial number of excellent primary, secondary & Grammar schools with a 3 mile radius. Being sold vacant and with no onward chain, we strongly recommend viewing this stylish apartment. Call today to schedule your appointment.



- Being sold with full vacant possession with no onwards chain
- A stylish and well presented two bedroom ground floor apartment located in a secure gated development right in the heart of Carshalton
- Accommodation comprising a generous entrance hall, substantial living room, well equipped kitchen suite, recently refitted shower room and two double bedrooms
- Manicured surrounding gardens, limited off street parking and a large garage, located only a few yards from the apartment
- Gas/Radiator heating, double glazing, direct access from Bedroom 2 into the communal gardens
- Share of Freehold with 979 years remaining on the current lease term, EPC rating "C"; Council Tax Band "C"
- 200 yards from Carshalton BR station - offering frequent fast trains into London Victoria and The City
- 5 minutes walk across The Grove to All Saints Church, The Ponds and the shops, bars & restaurants of Carshalton Village
- Excellent access to a plethora excellent locals schools including St Philomenas, St Marys, Victor Seymour and several local Grammar/Independent Schools
- Viewing of this exceptional apartment is highly recommended - so call today to book your appointment to visit

