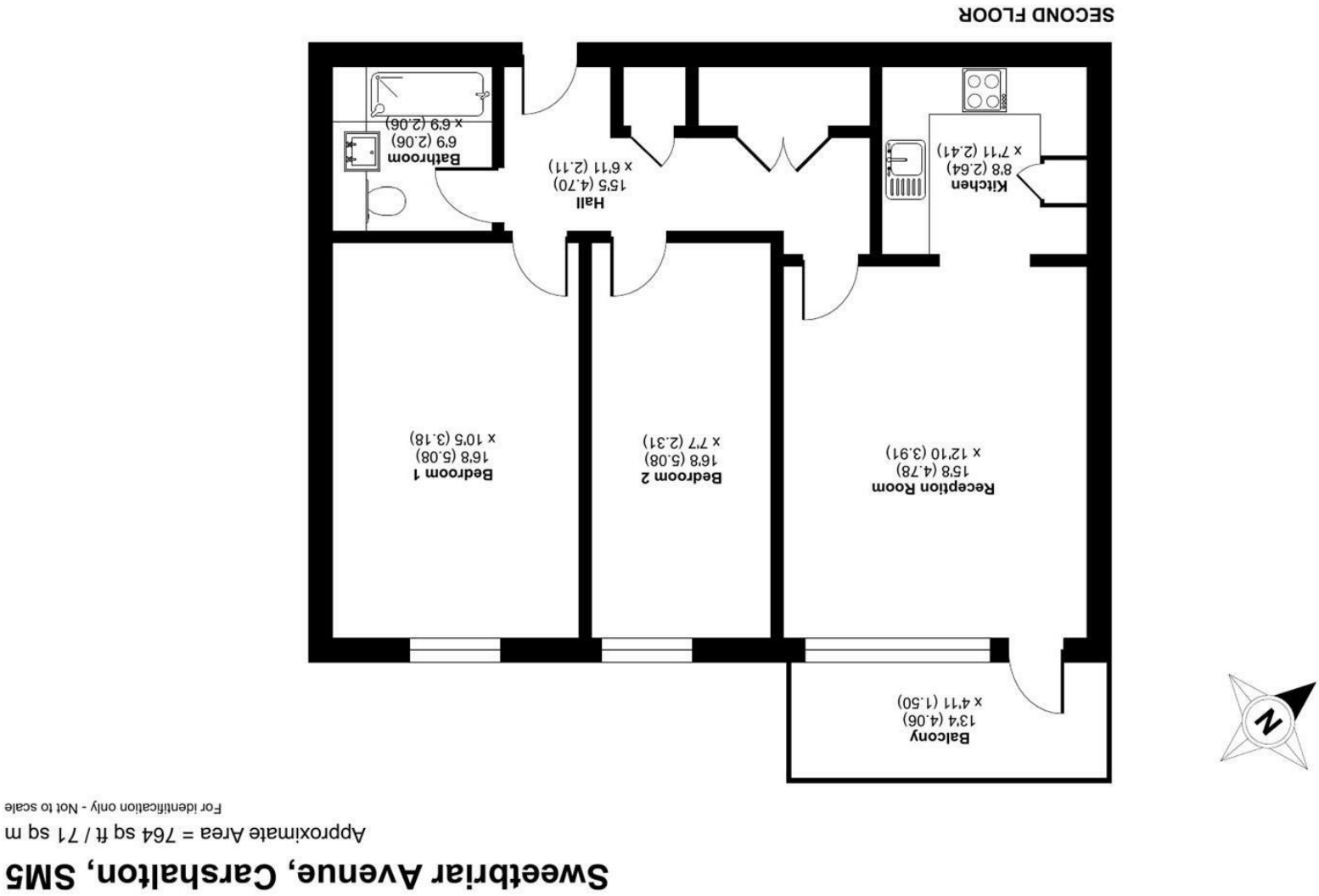


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nvhocom 2025.
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63 Sweetbriar Avenue

Carshalton, SM5 2FL

Price Guide £330,000

Silverman Black is delighted to offer this spacious and well-appointed two bedroom apartment on Rydon Homes' "Lavenders" development, just off Culvers Avenue in Carshalton. A sought after development with its own mini-mart and community centre (The Riverside Centre), the complex has become a firm favorite with families, investors and commuter over recent years as it just a 15 minute walk from Hackbridge BR station. The apartment, which has lift access, is located on the first floor and comprises a wide & welcoming entrance hall with ample storage facilities, a large living room with ample space for sofas and a dining table, access to a large private balcony, a fully equipped modern fitted kitchen, two generously sized double bedrooms and a large bathroom facility. Other benefits include ample communal parking facilities on the site, secure bike and bin storage, an video entryphone security system, double glazing and an eco-friendly communal central heating/hot water system. In addition, the property has recently been rated "B" on a recent EPC survey. In terms of the lease, we understand that the apartment has 113 years remaining on the original 125 year lease with charges being £250 pa on Ground Rent and around £90 - £110 pcm on service charges (c £1,100 - £1,300 per annum). In terms of nearby facilities, The Lavenders development is about 15 minutes walk (0.75 miles) from Hackbridge BR station (Zone 4), which affords frequent fast trains into The City and London Victoria, and the new Lidl supermarket in the parade opposite. The whole Borough is extremely well regarded in terms of primary and secondary education with 5 Grammar Schools within about 3 miles, whilst Sutton Town Centre and Croydon are both 2-3 miles distant affording fuller shopping, entertainment and bars/restaurants. Bus services run from outside the development to Morden Underground station - about a 15 minute ride away. Viewing of this exceptional flat is highly recommended - so book today!



- A generously proportioned two bedroom first floor apartment on the popular Lavenders Development
- Accommodation comprises: entrance hall with ample storage, a large living area with access onto a sizable private balcony, separate fitted kitchen, two genuine double bedrooms, fully equipped bathroom
- Double glazing, lift serves to all floors, eco-friendly communal central heating/hot water system, video entryphone security system, secure bike/bin storage, ample communal parking,
- Leasehold - 113 years remaining on the original term. Ground rent £250 pa, Service charges £1,100 - £1,300 pa
- Council Tax Band "C"; EPC rating "B"
- 15 minutes walk to Hackbridge's shopping facilities and Hackbridge BR station (0.75 miles) - which affords frequent fast trains to London Victoria and The City
- Bus services run from directly outside the development to Morden Underground station (approx a 15 minute ride), accessing the Northern Line
- Access to the Borough's formidable array of educational facilities, including 5 Grammar Schools
- Viewing of this exceptional apartment is highly recommended

