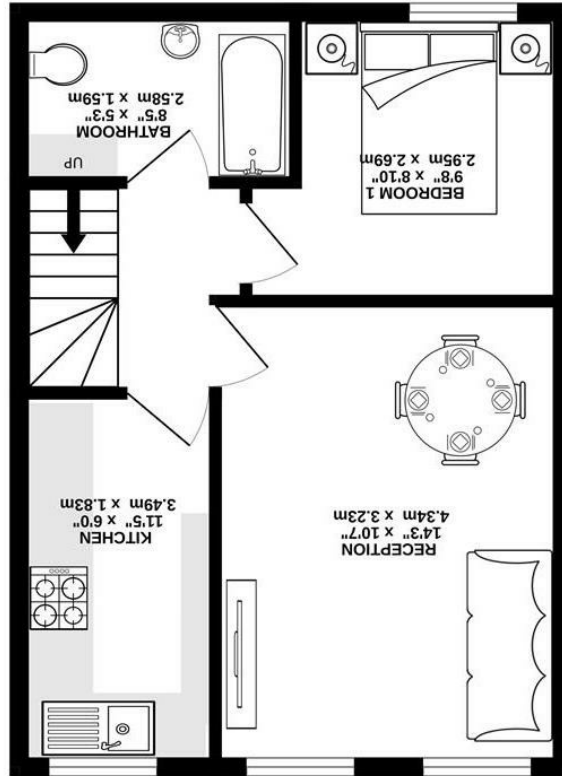


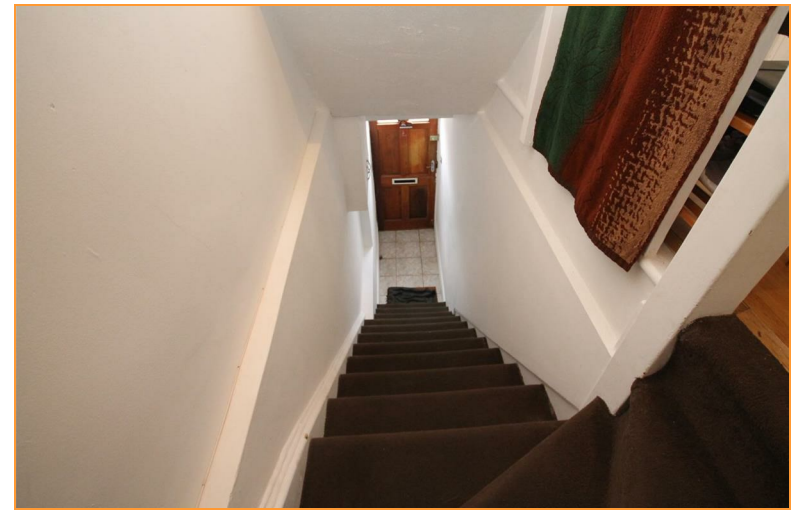
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and other items are approximate and should be used as a guide only. Any prospective purchaser should verify the accuracy of the floorplan contained herein and no guarantee is given as to the accuracy of the floorplan. The floorplan is provided for information only and should not be used as a contract. The floorplan is provided as a guide only and should be used as a guide only.



GROUND FLOOR
 384 sq. ft. (35.6 sq.m.) approx.

SILVERMAN
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 PROPERTY SPECIALISTS





2B Neville Walk

Carshalton, SM5 1JG

£190,000

Silverman Black are delighted to present this one bedroom, second floor, leasehold maisonette, within easy reach of local transport links and amenities. Situated only a mile from Mitcham Junction Tram and BR station and with local bus routes on your doorstep to Belmont, Hackbridge, Carshalton, Sutton and Morden Underground (in 12 minutes), the property also affords easy access to the local parade of shops on Middleton Road, which are in close proximity. The apartment is accessed via a useful section of outdoor space and a private front door, with a staircase leading up to the living accommodation. Inside the property there is a well equipped kitchen, spacious living room with enough room for sitting and dining facilities, a well presented family bathroom and a double bedroom all in good decorative condition. Other benefits include over 100 years remaining on the lease, gas central heating, double glazing throughout and on-site residents parking spaces. The maisonette is offered to market with no onward chain and potential for the current to stay on for a "Buy to Let" purchase so perfect for First Time Buyers or Investors. Call the office today to book your appointment.

- Second floor maisonette offered to market with no onward chain.
- Private entrance and outdoor space, residents parking available on development.
- Easy access to a number of transport links into the city and close proximity to local amenities.
- Over 100 years remaining on the lease and service and maintenance charges are TBC.
- Perfect opportunity for that first step on the property ladder or for investment purposes.
- Over 420 foot square accommodation, recently re-decorated.
- Council Tax Band "A".
- EPC: Current 62 (D) / Potential 73 (C).
- Call today to book your appointment!

