

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

The Lodge, Honeywood
Walk
Carshalton
SM5 3NX

A beautifully positioned two-bedroom, two-bathroom apartment set within The Lodge, an 18th-century building remodelled in the Victorian era, quietly located on Honeywood Walk in the heart of Carshalton's conservation area. Overlooking the historic ponds and directly adjacent to the Ecology Gardens and Honeywood Museum, the property offers a rare blend of heritage setting and modern living.

£460,000



2



1



2



1



- 2 Bedroom / 2 Bathroom Apartment
- Spacious rooms with large picture windows and high ceilings
- Allocated Car Parking Space and secure cycle storage
- Sensitively converted apartments combining period features with contemporary comfort
- Walking distance to Carshalton's cafés, pubs, shops, and green spaces
- Principle Suite with En-suite Shower room
- High specification kitchen with integrated appliances
- Walking distance to train station - 0.3 miles
- Part of Carshalton's conservation area, alongside the picturesque Carshalton Ponds
- Small & discreet location with few properties – privacy and rarity guaranteed



PROPERTY DESCRIPTION

Flat 7, The Lodge, Honeywood Walk, Carshalton

Quietly positioned on Honeywood Walk, within the heart of Carshalton's conservation area, Flat 7 forms part of The Lodge, an established historic building dating back to the 18th century and remodelled during the Victorian era. Set beside the ponds and directly adjacent to the Ecology Gardens and Honeywood Museum, the location offers a setting that is both distinctive and enduring.

Accessed via its own private stairway, the apartment benefits from a separate landing with a roof light lantern above, creating a sense of arrival and natural light before reaching the front door. On entry, there is a dedicated entrance hall with a built-in coats cupboard, providing practical storage and a clear transition into the home.

Beyond this, an internal hallway leads through the apartment, connecting the principal living spaces and bedrooms in a logical, well-considered layout. The property is arranged as a two-bedroom, two-bathroom apartment, offering balanced accommodation suited to both everyday living and entertaining, with a calm and comfortable feel throughout.









PROPERTY DESCRIPTION

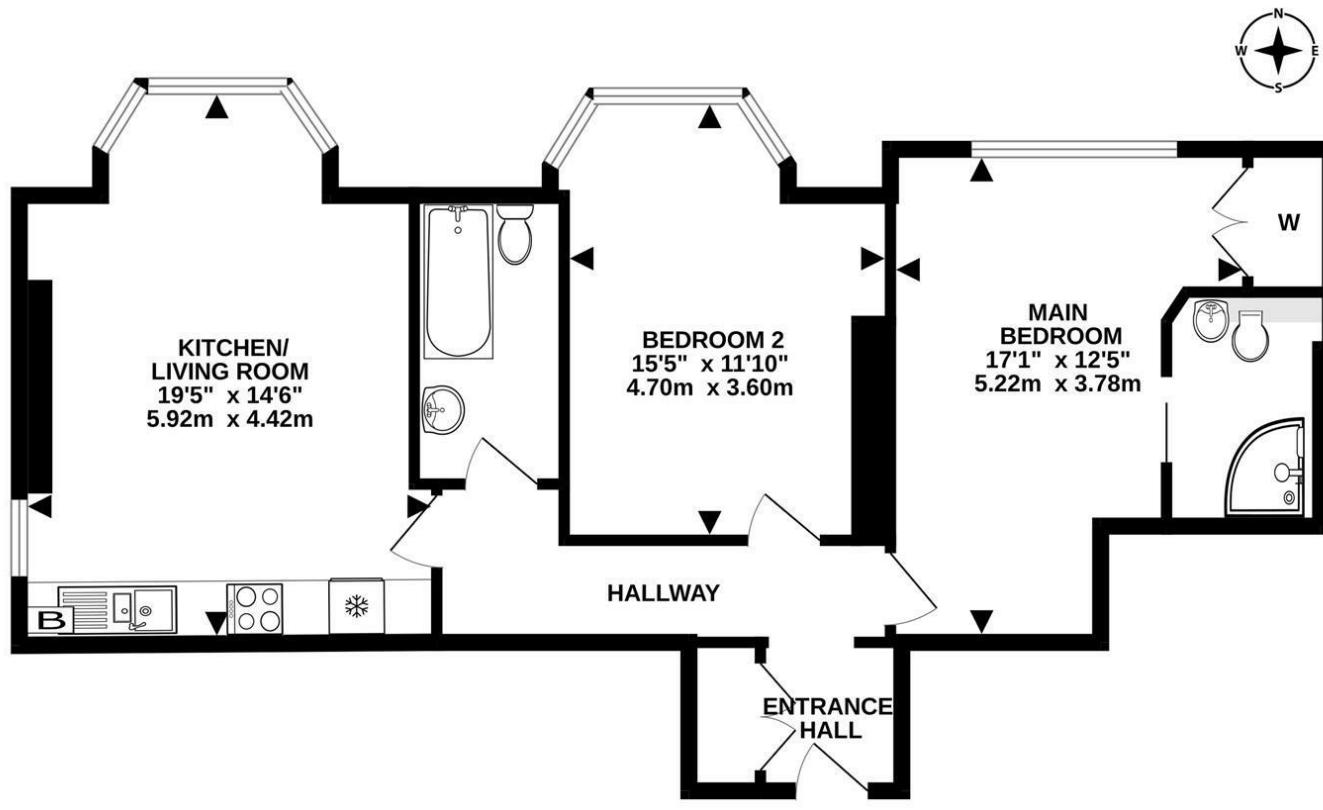
can enjoy immediate access to green open spaces, heritage walks and the village atmosphere of Carshalton, with independent cafés, pubs and local amenities all within walking distance. The Ecology Gardens provide a unique natural backdrop, rarely found so close to the centre of a London village.

Despite its peaceful setting, connectivity is excellent. Carshalton station is approximately a five-minute walk, offering direct services to London Victoria in around 31 minutes.

Further benefits include an allocated car parking space and secure bicycle storage, adding practicality to this central village location.

Flat 7 at The Lodge presents a rare opportunity to secure a home defined by setting, character and thoughtful design, within one of Carshalton's most historic and carefully preserved locations.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C	79	79
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.

TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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The Lodge, Honeywood

If you would like to arrange a viewing, please contact Martin Buhagiar on 07795460499 or email martin@kennedys-ipa.co.uk or a member of the Kennedys sales team on 01737817718

TENURE: Freehold
EPC RATING: C
COUNCIL: Sutton
TAX BAND: C

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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT