



# Cromwells

**Denmark Gardens, Carshalton, Surrey, SM5 2JL**  
**Guide Price £240,000**

**Offered for sale with a new lease on completion. A spacious ground floor apartment ideally located within walking distance of Carshalton Village and Carshalton mainline station with excellent services into London. A perfect first time purchase or investment property. Also with the rare benefit of a large private rear garden and no onward chain.**





**\*NO CHAIN**  
**Bright dual aspect Reception Room & Bedroom**  
**\*NEW LEASE ON COMPLETION**  
**\*OWN LARGE REAR GARDEN**  
**\*IDEAL LOCATION**

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### **Spacious Entrance Hall**

Storage cupboards, doors leading to:

**Reception Room - 18' 5" x 11' 3"**  
**(5.61m x 3.43m)**

Dual aspect, storage cupboard, door to patio



**Kitchen - 10' 0" x 7' 4" (3.05m x 2.23m)**

Rear aspect

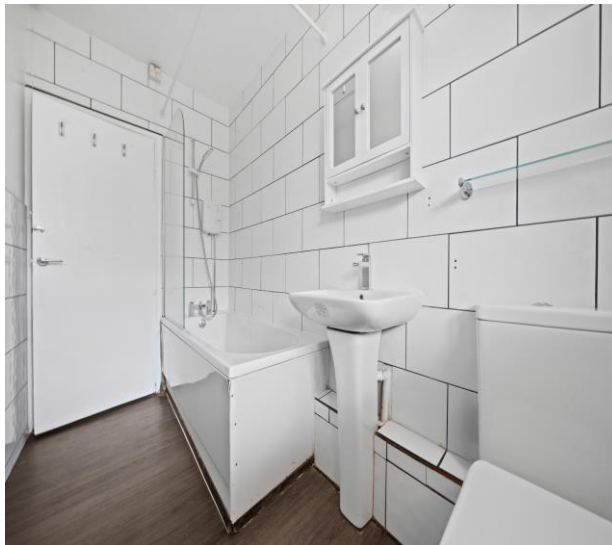
**Bedroom - 12' 6" x 11' 3" (3.81m x 3.43m)**

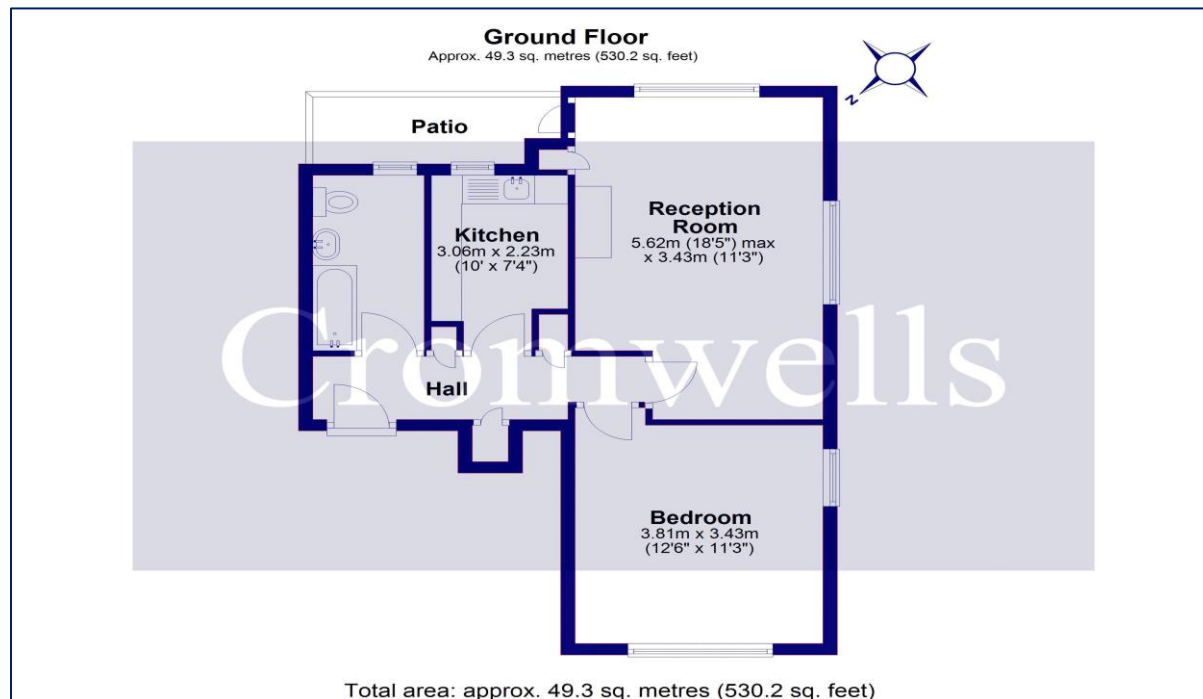
Dual aspect

**Bathroom**

Rear aspect

**Large private rear garden**





**Council Tax - C**  
**Local Authority: London Borough of Sutton**  
**Tenure - Leasehold**



**95 Banstead Road**  
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**Surrey**  
**SM5 3NP**



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**[www.cromwellsestateagents.uk](http://www.cromwellsestateagents.uk)**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>72 C</b>
55-68	<b>D</b>	<b>66 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



#### Disclaimer

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