14 Lavender Road, Carshalton, SM5 3EF

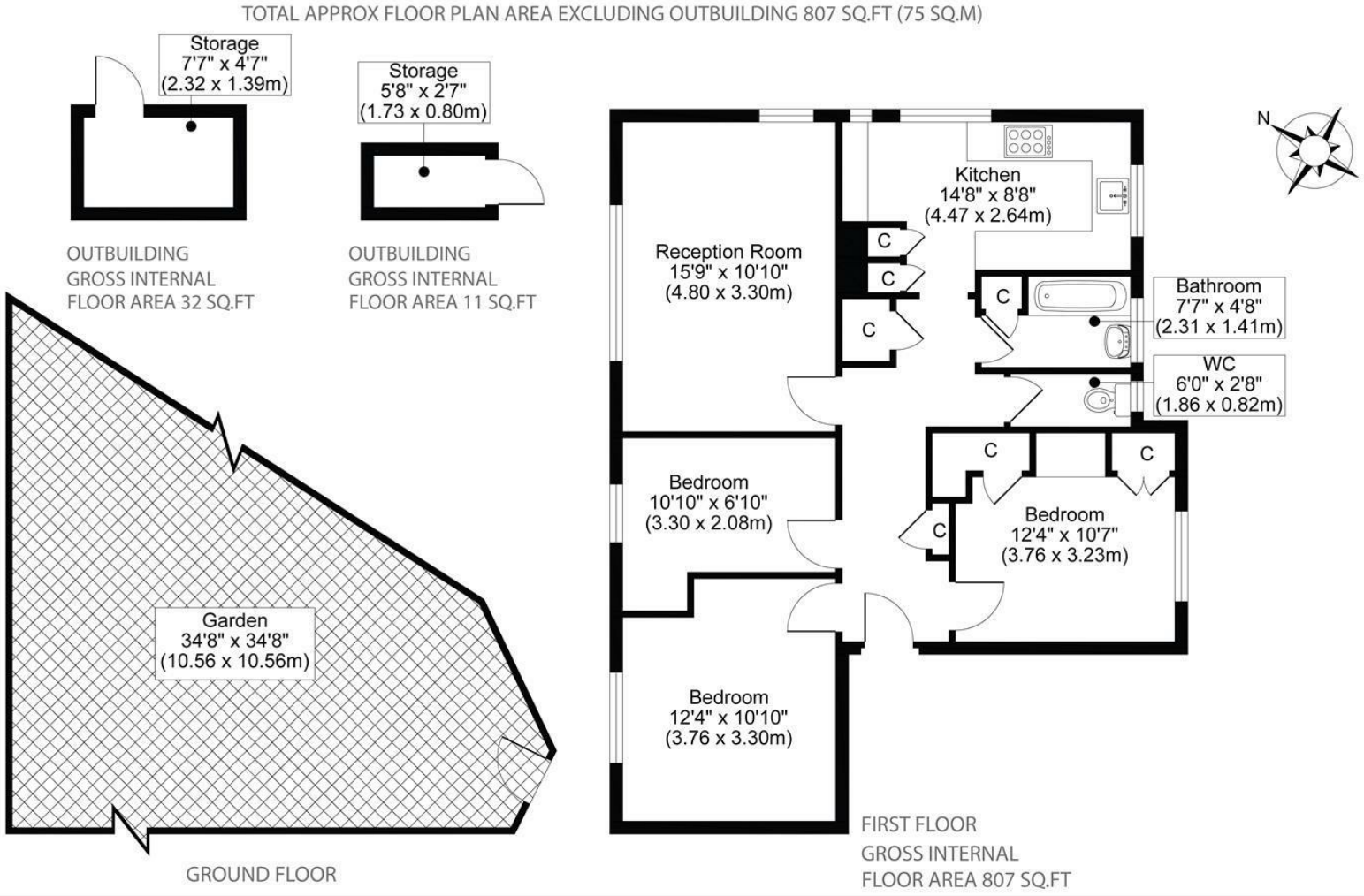
Offers Over £375,000



SILVERMAN BLACK
PROPERTY SPECIALISTS

LAVENDER ROAD, CARSHALTON SM5

TOTAL APPROX FLOOR PLAN AREA INCLUDING OUTBUILDING 850 SQ.FT (79 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING OUTBUILDING 807 SQ.FT (75 SQ.M)



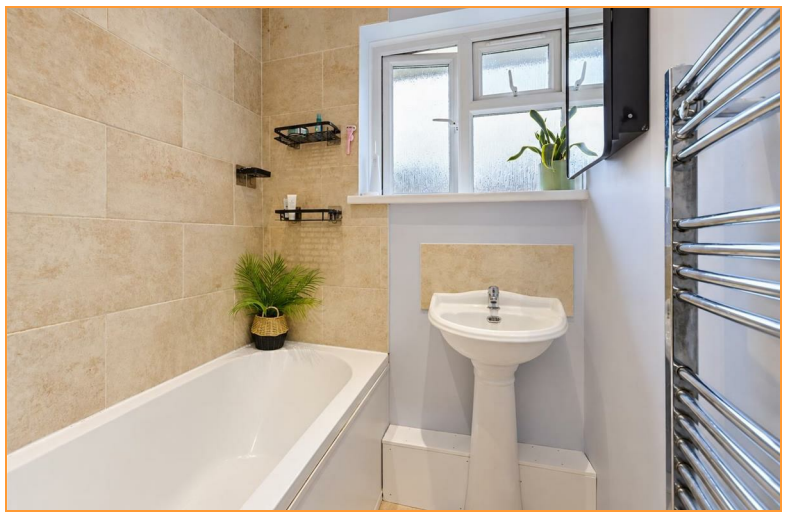
All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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14 Lavender Road

Carshalton, SM5 3EF

Offers Over £375,000

- A spacious and well maintained THREE bedroom apartment, with a private garden located less than half a mile from Carshalton Village centre
- Accommodation comprises: Entrance Hall, Living Room, refitted kitchen, three generously proportioned bedrooms, bathroom, separate WC
- On street parking; two storage cupboards, private section of the rear garden, extending around 35 ft and enjoying a sunny southelrly aspect
- Leasehold - new lease granted in 2019 - so current term has 169 years remaining enexpired.
- EPC rating "C"; Council Tax Band "C"
- Easy access to both Wallington BR station (0.5 miles/10 minutes walk) and Carshalton BR station (0.75 miles/15 minutes walk) - affording regular fast trains to London Bridge & London Victoria respectively
- Carshalton Village centre, The Cryer Theatre & The Westcroft Leisure Centre are less than half a mile distant
- Access to all of the Borough's exceptional educational facilities including 5 Grammar Schools, some outstanding private and independent facilities and a large number of excellent state schools
- Viewing is highly recommended - so call today to book your appointment to visit.

Silverman Black is delighted to offer this spacious THREE bedroom first floor apartment with a private garden - located in a popular and sought after road, affording easy access to both Wallington and Carshalton Village centres. The property, which is presented in very good decorative condition comprises a good size hallway with built storage and a large loft void above (access only), a separate living room overlooking the rear garden, refitted kitchen, three generously proportioned bedrooms - the smallest of which is 10'10 x 6'10 - a bathroom and a separate WC. The entire property is double glazed and benefits from gas/radiator heating - whilst externally, there are two brick built storage sheds and a well maintained, landscaped private rear garden which extends around 35 ft in length and enjoys a sunny southerly aspect. Parking for the flat is "on street". In terms of the lease, a new term was agreed in 2019 - so the current lease has 169 years unexpired, the property has a "C" rated EPC and is also has a Council Tax Band of "C". In terms of facilities, Carshalton Village Centre, The Cryer Theatre and The Westcroft Centre are all within 10 minutes walk (0.5 miles), whilst Wallington BR station - affording fast, easy access into East Croydon & London Bridge - is roughly the same distance in the opposite direction. Carshalton BR station (accessing Clapham Junction and London Victoria) is about 0.75 miles away - a pleasant stroll across The Grove in the summer months. In addition, living in the Borough gives you access to arguably the best schooling facilities in London including 5 Grammar schools within a 3 mile radius and some exceptional state schools including St Philomenas, All Saints, St Marys and Victor Seymour - all within easy reach. Viewing of this exceptional apartment is very strongly recommended - so call today to book your appointment to visit.







