



217 & 217a Carshalton Road, Carshalton, Surrey, SM5 3PZ



5



1



3

Offers over £550,000

**Cromwells**  
ESTATE AGENTS



# 217 & 217a Carshalton

Carshalton, SM5 3PZ

**\*\*COMMERCIAL DEVELOPMENT OPPORTUNITY WITH DOUBLE STOREY EXTENSION POTENTIAL\*\*** A unique development opportunity situated in a prime Carshalton location close to an abundance of shops and transport links. The property consists of 3 ground floor offices, a basement, a rear yard, a two bedroom first floor flat, off street parking and no onward chain.



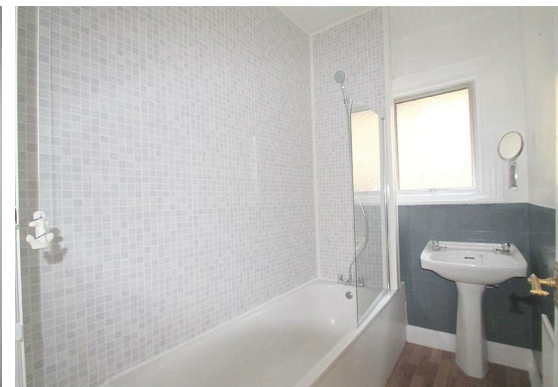
**Accommodation**  
The property is split into a self-contained two bedroom first floor flat and commercial units below.

The flat appears to be in good decorative order and benefits from two bedrooms, a generous lounge, a modern kitchen, a sizeable landing (The current tenant uses this as a dining area) and a small porch.

The flat is understood to be let on an AST at £1,150 PCM

The commercial units are used as offices with a storage yard and is well suited to this use.

There is a garage within the rear yard and access which opens to Rosefield





Close, there is also a forecourt which offers parking for a few cars or small vans.

Sheltered storage. 23'01 x 15,07"

Kitchen area.

Office 3: 14'11 x 9'11"

Office 2: 14'09 x 14'05

Main office: 20'03" x 14'06"

+ Basement level

Rear Yard. 80'00 x 24'10

#### NEAREST STATIONS

Carshalton Beeches Station

0.4 miles

Carshalton Station

0.4 miles

Sutton (Surrey) Station

0.8 miles

#### NEAREST SCHOOLS

St Philomena's Catholic High School for Girls

State School

Ofsted: Outstanding

0.1 miles

St Mary's RC Junior School

State School

Ofsted: Good

0.2 miles

St Mary's RC Infants School

State School

Ofsted: Good

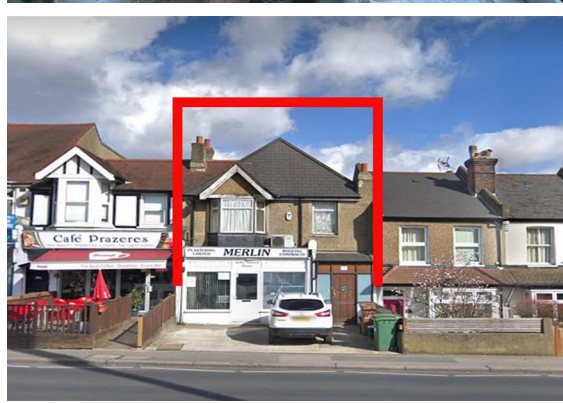
0.3 miles

Carshalton High School for Girls

State School

Ofsted: Good

0.5 miles



## Floor Plan

	Sq M	Sq Ft	Comments
1 <sup>st</sup> Floor Flat	59.28	638	Approx. Net Internal Area. Note: Due to the current climate the inspection of the residential element was necessarily hasty and check measurements may be required in due course.
Ground Floor Offices	59.93	645	Net Internal Area. Inclusive of under-stairs cupboard of 41 sq ft
Basement + Lower Ground Lean-to	87.71	944	Gross Internal Area.
Rear Yard	176.82	1,903	Area sourced from Edozo Maps Inclusive of Garage of 241 sq ft

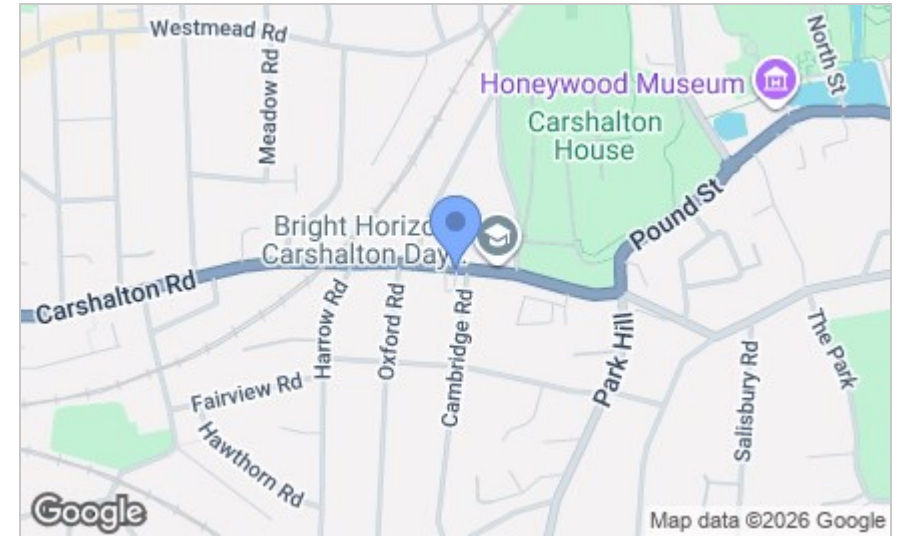
## Viewing

Please contact our Cromwells Office on 0208 647 4422

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	