



Flat 1, 227 Carshalton Road, Carshalton, SM5 3PZ



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Guide price £290,000

Cromwells
ESTATE AGENTS



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Carshalton, SM5 3PZ

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A well-presented and spacious one-bedroom ground-floor conversion flat in Carshalton, conveniently located for local shops, amenities and transport links, including Carshalton and Carshalton Beeches railway stations, with Morden Underground station (Northern line) also accessible by the 154 bus. The accommodation includes a bright bay-fronted living room, a separate kitchen/breakfast room, a dedicated utility room, a double bedroom and a bathroom. Further benefits include a share of freehold, a rear garden and off-street parking, with no regular ground rent or service charges.

Accommodation

Part-glazed wooden front door opening into a communal entrance, with a separate wooden front door to the flat.

Entrance hall
Double-panel radiator, wall-mounted digital thermostat, under-stairs storage cupboards.

Living Room
UPVC double-glazed bay window to the front aspect, wood flooring, double-panel radiator and coved ceiling.

Kitchen/breakfast room
Range of fitted wall units with matching cupboards and drawers below; granite-effect roll-top work surfaces; inset stainless-steel sink with chrome mixer tap and hose attachment; inset gas hob with oven/grill below and extractor fan above; integrated dishwasher; space for a tall freestanding fridge/freezer; double panel radiator; UPVC double-glazed windows to side and rear aspects and a door leading to the garden.

Utility room
Space and plumbing for a washing machine, wall





mounted boiler and UPVC double glazed window to the side aspect.

Bedroom

UPVC double-glazed window to the rear aspect and double-panel radiator.

Bathroom

Modern three-piece suite comprising a panel-enclosed bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low-level push-button flush WC, single-panel radiator, extractor fan, tiled walls, decorative tile-effect flooring and obscure UPVC double-glazed window to the side aspect.



Garden and Outside Space

The property benefits from a rear garden featuring patio and decking areas, a garden shed, an outside tap and private gated side access. The ground-floor flat has its own designated garden area, with the rear section belonging to the first-floor flat. Both properties have rights of access through the garden to their respective areas and the rear parking spaces. The side gate is secured with a coded lock, with access reserved exclusively for the two flats and no public right of access.



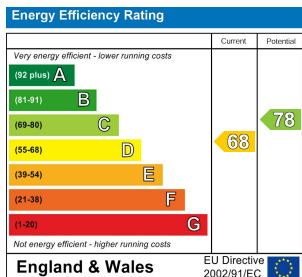
BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £54 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

Floor Plan



Ground floor
57.5 sq.m. (619 sq.ft.) approx.
TOTAL FLOOR AREA: 57.5 sq.m. (619 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan C200.



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.

Additional Information

The current owner has occupied the property since 2021

Gas boiler- combination boiler and regularly serviced

Allocated Parking to the rear of the garden- second space in from the fence

The wooden shed closest to the ground-floor flat belongs to this flat, while the brick shed belongs to the upstairs property.

Integral Dishwasher

Garden is divided into 2 sections, ground floor is up to the trellis fence, and the back portion belongs to the first floor. Both flats have right of way access across the others garden so they can access their parking spaces and their gardens.

There are no regular service charges or ground rent. Maintenance responsibilities and associated costs are shared between the two properties as required, with historically minimal expenditure

Share of freehold - 985 years

The information provided within these property details has been supplied by the vendor and is intended as a general guide only. Whilst we make every effort to ensure accuracy, we cannot guarantee the completeness or correctness of the information, including but not limited to boundaries, services, installations, or dates of works such as boiler installation. All prospective purchasers should satisfy themselves by inspection, survey, and/or independent enquiries. This information does not form part of any offer or contract, and no reliance should be placed upon it as such.

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