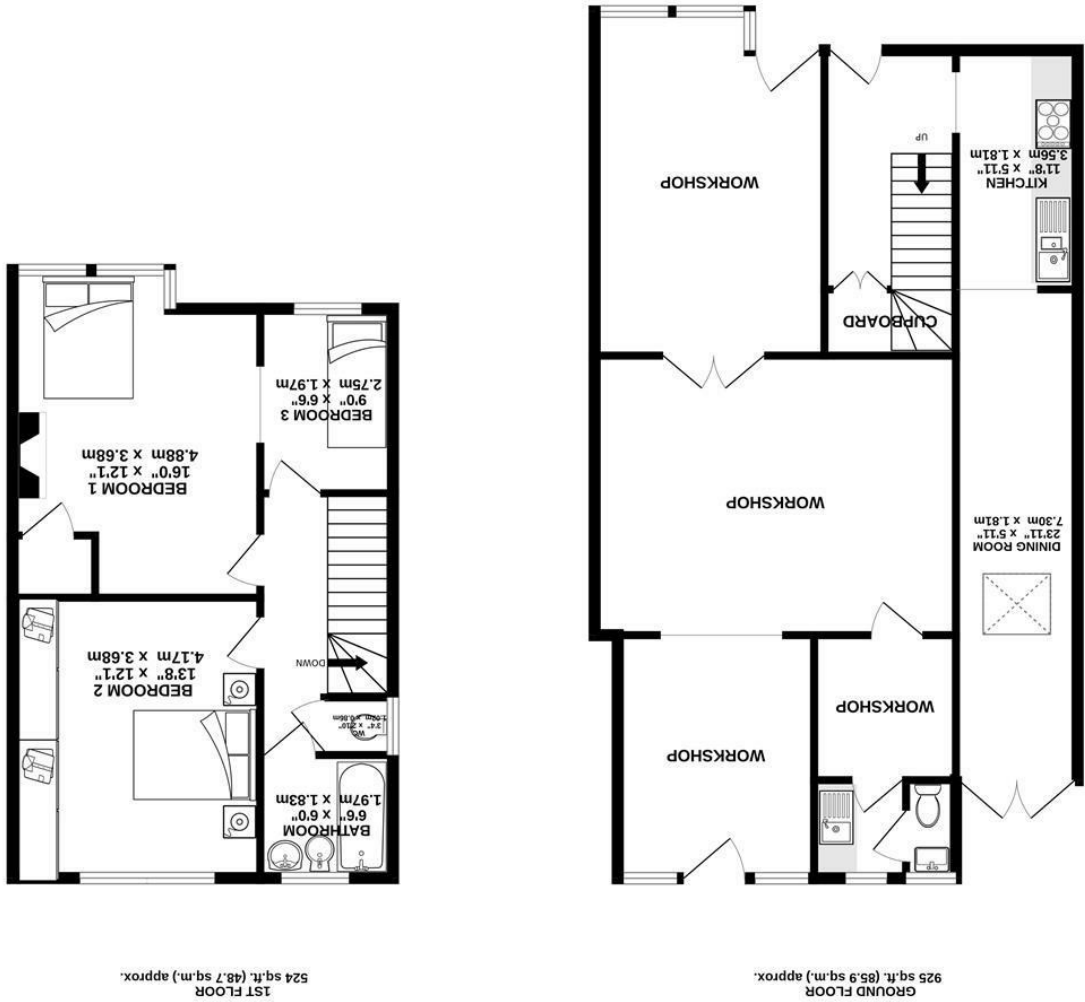






37 Ruskin Road

Carshalton, SM5 3DD

Offers Over £535,000

Silverman Black is delighted to offer a spacious, much extended semi detached house located right in the heart of Carshalton, with direct views over Carshalton Park. A singular property with unique features, the building has been extended both to the rear and to the side on the ground floor but is currently configured as two separate units - the majority of the ground floor has been used for years as a curtain workshop, whilst the remainder of the ground floor and the two upper floors are configured as a living accommodation. As such, we believe that there is scope (subject to any necessary planning permissions) to either reconfigure the property back into one exceptional 1450 sq ft semi detached house, or to formalise the current arrangement to produce two bed ground floor apartment and a 2/3 bedroom first floor apartment - both with good size private gardens. The workshop space on the ground floor has it's own front door and comprises of close to 600 sq ft of open plan accommodation, incorporating a full width rear extension, with a small kitchenette, its own WC facilities and a rear door out to the back garden. The residential portion of the property incorporates the hallway of the house, a garage conversion and a ground floor extension - affording a kitchen and dining area - with two bedrooms, a living room and a bathroom facility on the first floor, with a loft room over (although we do not believe that this has the benefit of full planning consent). In terms of facilities, Carshalton Park - which hosts the annual summer Eco Fair - is directly opposite which the shops bars and restaurants of Carshalton Village centre are 0.25 miles away (5 minutes walk). Carshalton BR station is a 10 minute walk away (0.5 miles) whilst All Saints Primary School is right on the door step (4 minutes walk away) and a superb selection of Grammar Schools, private schools and independents facilities are with a 3 mile radius. Viewing is highly recommended so book your viewing today!



- One of this years most intriguing instructions - a unique house located directly opposite Carshalton Park, currently configured as two separate units
- Around 600 sq ft of the ground floor accommodation is a substantially extended open plan workshop area with it's own kitchenette and WC
- The remainder of the ground floor and the upper parts of the building form a good size two bedroom apartment with a substantial loft room
- We believe that this would offer potential to reconfigure the property back into a single 1450 sq ft house, or to formalise the current configuration as two x two bed apartments both with private gardens
- Some refurbishment and updating will be required
- Freehold; Council Tax Band; TBC; EPC Rating TBC
- Directly opposite Carshalton Park. Carshalton Village, All Saints School, The Ponds and The Grove are all approximately 5 minutes walk away (0.25 miles)
- Carshalton BR station - affording frequent fast trains to London Victoria and Clapham Juntion - is about 0.5 miles distant (10 minutes walk)
- Five exceptional Grammar Schools are within a 3 mile radius - whilst the Borough is rated as the best area in London for Education by several websites
- Viewing is highly recommended - so call today to book your appointment to visit

