

**NORTH STREET, CARSHALTON, SM5**  
**£239,000 LEASEHOLD**

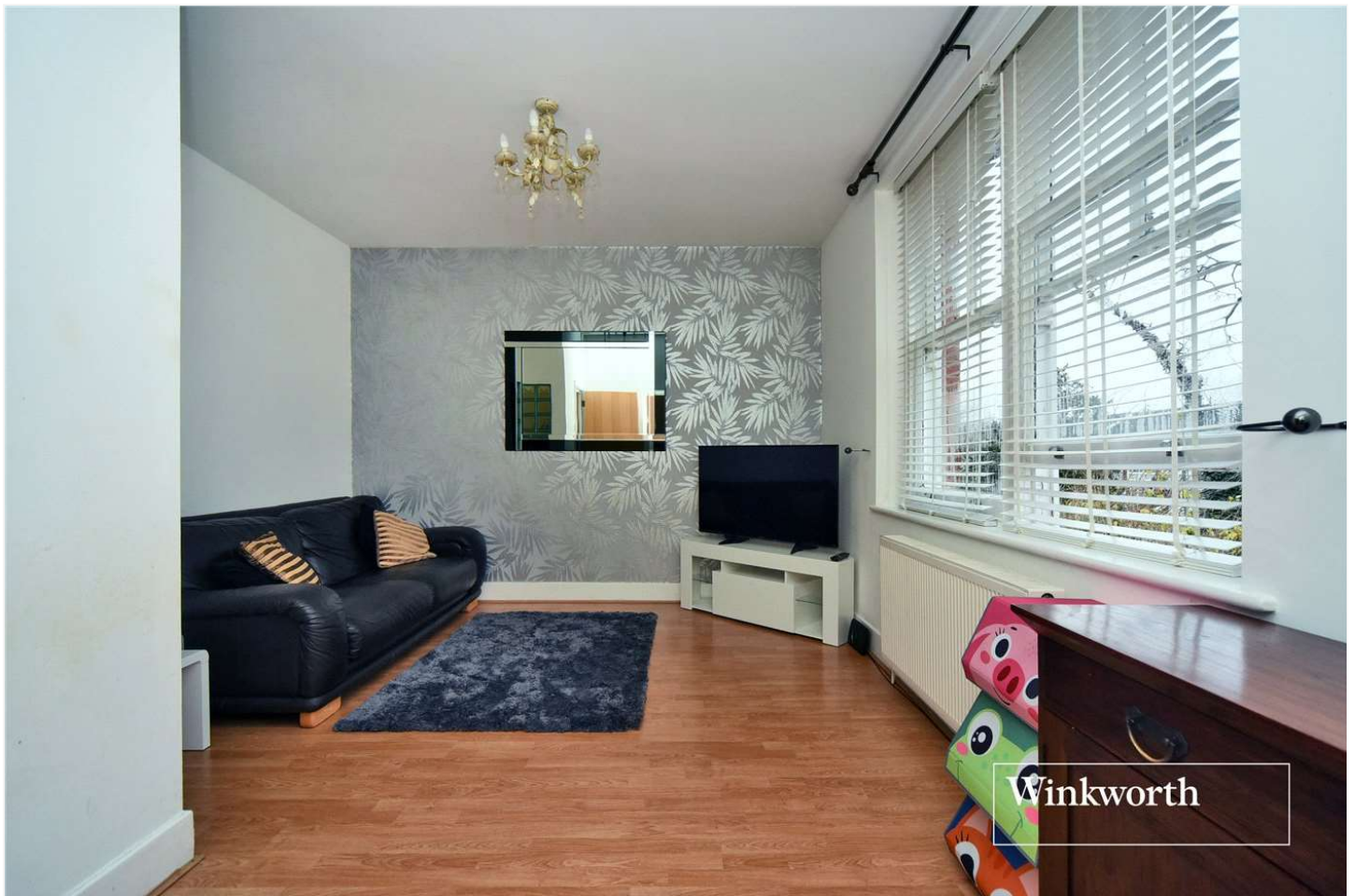
**A ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT  
FEATURING SECURE GATED PARKING AND A LOCATION  
JUST MINUTES FROM CARSHALTON TRAIN STATION**

**Winkworth**

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## AT A GLANCE

- First Floor Apartment
- Period Conversion
- One Double Bedroom
- Spacious Living/Dining Room
- Separate Kitchen
- Bathroom
- Secure Gated Parking
- Easy Reach of Carshalton College
- Local Trains into central London
- Bus Routes towards Sutton, Cheam and Wallington
- Council Tax Band B
- EPC Rating D

## DESCRIPTION

An ideal first home or investment opportunity! Set on the first floor of an attractive period property, this first floor conversion apartment has views over the surrounding area and benefits from gated residents' parking. The location offers a variety of amenities including shops and restaurants at Carshalton village, buses towards Wallington, Sutton and Cheam and trains into central London from Carshalton train station which is approx. 0.3 miles away from the property. There is also a good sized communal garden for residents' use.

The accommodation comprises spacious living/dining room, separate fitted kitchen, one well-proportioned double bedroom and a modern bathroom. A particular feature is the gated residents' parking area which is accessed via a fob entry system.

The vendor informs us that the current annual service charge is £1,780 and the ground rent is £150 per annum. The lease was set at 125 years from 29 September 1998 and so has 98 years and 10 months left on the term. Interested parties should verify these details with their conveyancer.



## ACCOMMODATION

Entrance Hall

Living/Dining Room - 14'11" x 11'9" max (4.55m x 3.58m max)

Kitchen - 7'10" x 7'6" max (2.4m x 2.29m max)

Bedroom - 11'7" x 9'8" max (3.53m x 2.95m max)

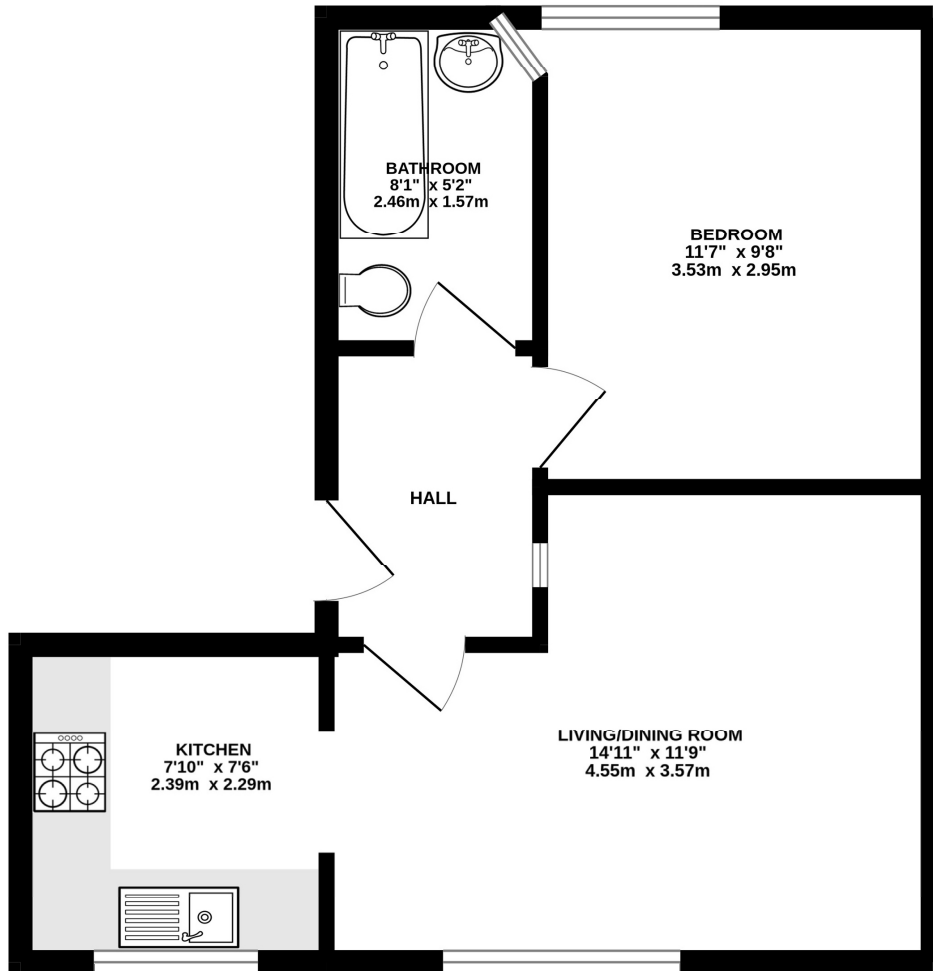
Bathroom - 8'1" x 5'2" max (2.46m x 1.57m max)

Gated Residents Parking

Communal Garden



**North Street, Carshalton SM5 2HJ**  
 INTERNAL FLOOR AREA (APPROX.) 415 sq ft/ 38.5 sq m



FIRST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

