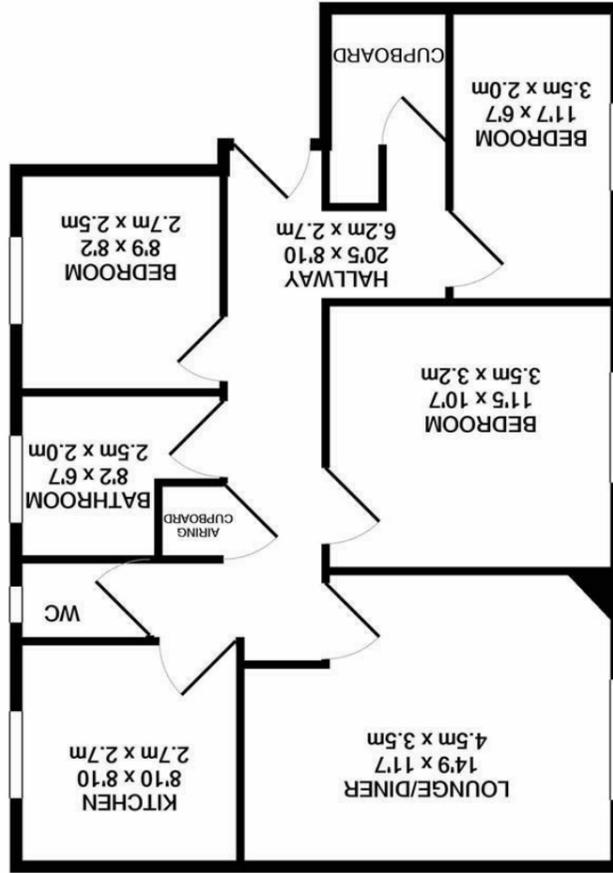


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.8 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





24 Devana End

Carshalton, SM5 2NL

£299,950

Looking for a project? Something needing substantial refurbishment for under £300,000? If so, this substantial THREE bedroom top floor unit in the ever-popular Devana End development might well suit! Offered in largely original condition, the property needs a full spectrum of refurbishment including rewiring, new kitchen & bathroom suites, new flooring and a full programme of redecoration. The property also needs central heating installed - but several other flats in the block appear to have gas boilers, so there is gas in the building which should facilitate a new system being fitted. On the positive side, the property offers good size and well proportioned living accommodation, a good length lease (999 years from 1981), peppercorn ground rent, a large secure ground floor storage/bike locker and a garage located en bloc a few yards from the front door. A well respected private development, the gardens which surround the blocks are always immaculate. Carshalton BR station and Hackbridge BR stations are both roughly equidistant (0.7 miles) - just over 15 minutes walk away.

- Looking for a project or something to refurbish?
- A substantial three bedroom top floor apartment in a well respected, private development in need of complete refurbishment
- Accommodation comprises good size hall, living room, kitchen, three bedrooms, bathroom & separate WC, ample storage
- Property requires new wiring, kitchen, bathroom, central heating, flooring and redecoration
- Long Lease (999 years from 1981) Peppercorn ground rent, ground floor secure storage/bike locker & garage
- EPC rating: TBC
- Carshalton BR & Hackbridge BR stations are both about 0.7 miles distant - around 15 minutes walk away
- Please note that the Floor Plan is an approximation

