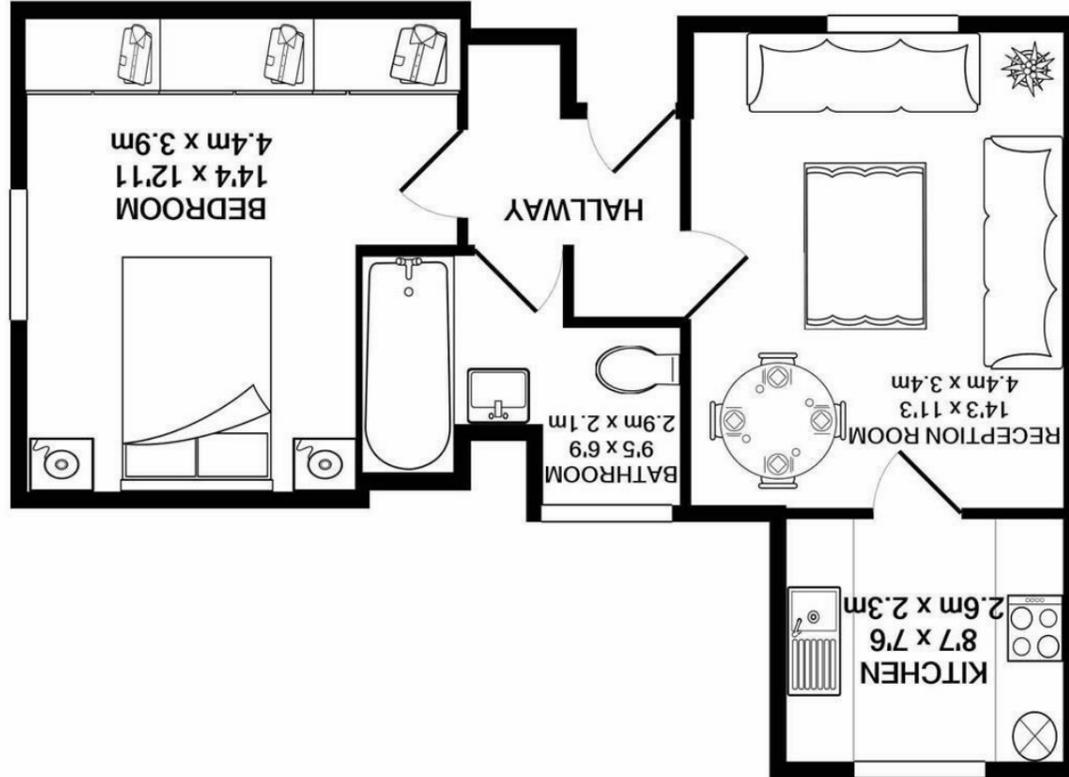


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 2 Park Hill Close

Carshalton, SM5 3QW

Price Guide £248,000

Silverman Black is delighted to offer this spacious and characterful one bedroom conversion apartment, located on the top floor of a substantial detached Victorian building about 7 minutes walk from Carshalton Beeches BR station. Much larger than expected, the accommodation comprises a welcoming entrance hall, a generous living room, a large and well-equipped kitchen, a lovely bathroom and a really spacious double bedroom with built in wardrobes spanning one wall, and loft access. Externally, the house backs onto Park Hill - affording pedestrian access to the Beeches' shops and transport links - and enjoys gardens to front & rear and ample residents' parking with one allocated space. Other benefits include recently fitted double glazed sash windows in the bedroom and kitchen, gas/radiator central heating and a long lease with over 150 years left outstanding on the term. Being sold with full vacant possession and no onwards chain, we feel that this charming apartment would make an ideal first purchase, investment or "pied a terre" in London - so book your appointment to visit today!

- A charming and surprisingly spacious one bedroom conversion apartment located only about 7 minutes walk from Carshalton Beeches BR station
- Vacant Possession with no onwards chain
- Accommodation incorporating a generous living room, a larger-than-average & well equipped kitchen, a genuinely spacious double bedroom with ample wardrobe space and a lovely bathroom
- Other benefits include recently fitted double glazing, full gas/radiator heating, an allocated parking space, well maintained communal gardens and a long lease - with over 150 years outstanding
- An ideal first time purchase, investment or pied a terre within half an hour of central London
- EPC rating: C (72/74)
- Carshalton Beeches BR station approx 7 minutes walk (0.25 miles) , Carshalton Village approx 10 mins walk (0.25 miles), Carshalton BR station 0.4 miles (12 minutes walk)
- Viewing extremely highly recommended

