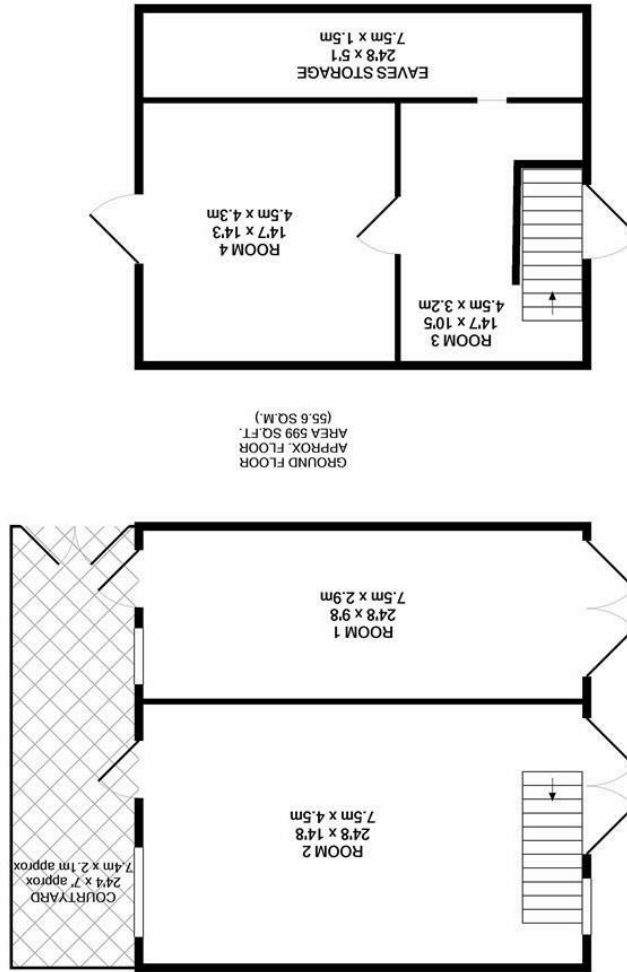


1ST FLOOR
 APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)
 What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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



Land behind, 12-13 Mill Lane, Carshalton, Surrey, SM5 2JY

Offers Over £220,000



12-13 Mill Lane

Carshalton, SM5 2JY

Offers Over £220,000

Silverman Black is delighted to offer this quirky and characterful link-detached semi-derelict building located right in the heart of Carshalton (less than 5 minutes walk to the BR station) which is in need of complete refurbishment. Formerly a storage facility for a local butcher's shop, the building affords four well proportioned rooms currently - two large rooms on the ground floor, and two smaller ones on the upper level at the rear of the building - which, subject to planning, may be able to be converted into a fabulous period home for someone with the time, energy & skills to undertake such a project. In addition to the four interior rooms, there is a sizable eaves storage area over the smaller of the two ground floor rooms, and a good size private courtyard garden. Please note that there are currently no amenities connected to the building - so viewing during daylight hours is required. Please also note that the agent can give no guarantees in relation to this property - so any purchasers must make & satisfy their own enquiries prior to purchase. Carshalton BR station & Grove Park are both only about 100 yards away and the Village centre is a 5 minute stroll away (0.2 miles) across the park. Viewing is highly recommended

- A rare opportunity to acquire a link-detached period building which is semi-derelict and in need of total refurbishment. The property will require change of use/planning permission for use as a residential unit.
- The building comprises four very good size rooms - two larger rooms on the ground floor with two potential bedrooms on the upper level
- Sizable eaves storage area and a courtyard garden
- Being sold vacant with immediate possession on completion
- Please note that there are no amenities connected to this building currently - so daylight viewing is required - and there is no EPC rating
- Carshalton BR station is approximately 200 yards away providing easy access to London Victoria (28 mins); Grove Park - perhaps London's finest Victorian urban park) is 100 yards distant with the Village centre a pleasant 5 minute (0.2 mile) stroll across
- Please note that the agent gives no guarantees in relation to this property - the onus will be on the buyers to make their own enquiries prior to purchase
- Viewing is highly recommended

