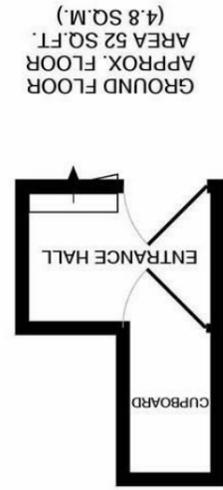
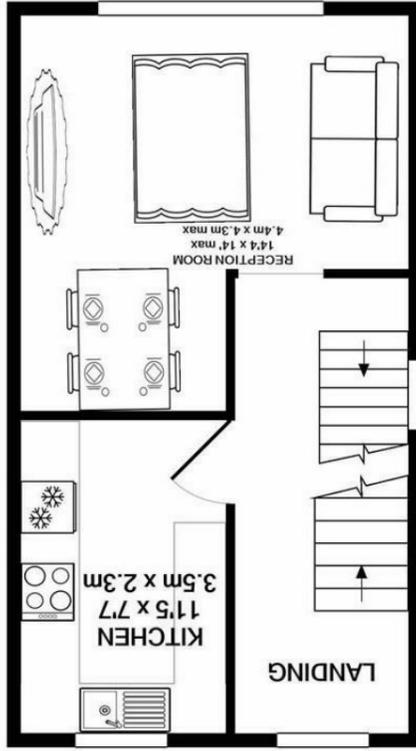
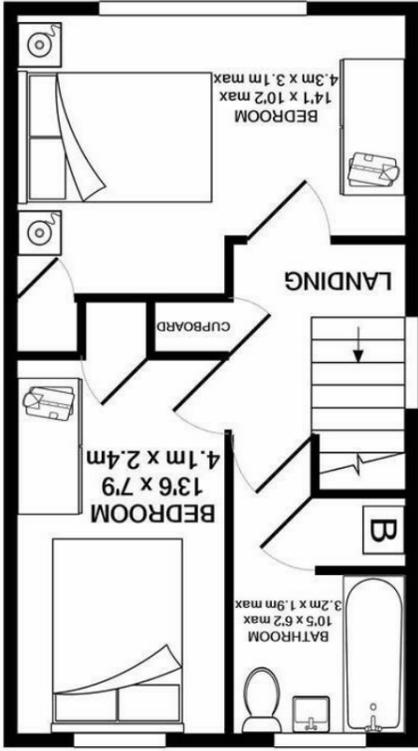


1ST FLOOR  
 APPROX. FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)  
 2ND FLOOR  
 APPROX. FLOOR AREA 363 SQ.FT. (33.7 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.2 SQ.M.)

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





## 43 Millside

Carshalton, SM5 2BQ

Price Guide £280,000

Silverman Black is delighted to offer this spacious and well presented two bedroom, split level maisonette, located only about half a mile from Hackbridge BR station (approx a 10 minute walk) and being sold with no forward chain. The generously proportioned accommodation is spread over the two upper floors of the building - with a large, bright lounge and a well equipped kitchen/breakfast room on the middle floor and two proper double bedrooms (each with built in storage) and a family bathroom on the top floor. In addition, there is a sizable private entrance lobby with a large walk-in cupboard on the ground floor and access to a good loft space - so storage is not an issue! The property is double glazed and has gas/radiator central heating fitted and comes with a share of the freehold (via Millside Residents association) and a very long lease (over 975 years unexpired). There is communal parking to the front of the building and well maintained gardens surrounding. Viewing is strongly recommended.

- Ready to move into! A spacious and well-presented two bedroom split level maisonette being sold with no forward chain
- Excellent living accommodation with a large bright lounge and a well-equipped kitchen breakfast room on the first floor, and two double bedrooms and a family bathroom on the top floor
- Double glazed windows, gas/radiator central heating, over bath thermostatic shower, integrated kitchen appliances
- Communal parking, well maintained gardens surrounding
- Very long lease (975 years +) and a share in the freehold (via Millside residents association)
- EPC rating: D (58/74)
- 0.5 miles (approx 10 mins walk) to Hackbridge BR station, 50 yards to the local supermarket and The Riverside Centre
- Viewing highly recommended

