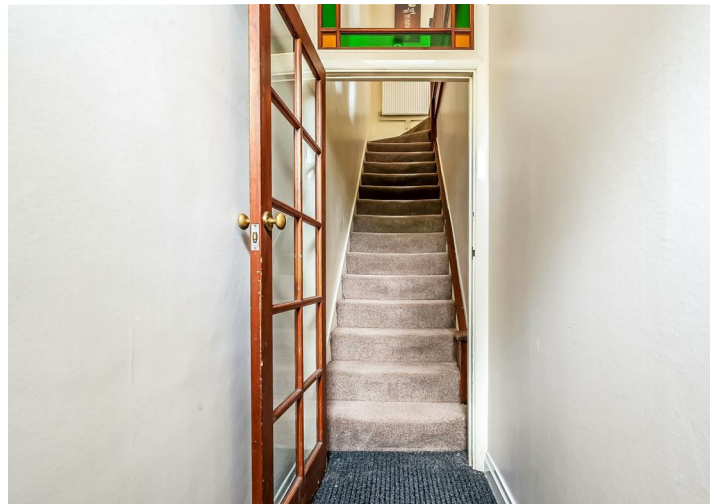




Westmead Corner, Carshalton,  
Guide Price £250,000 - Leasehold



**WILLIAMS  
HARLOW**











Williams Harlow Cheam - A first floor maisonette which is spacious and very close to transport/shops. An excellent investment or first time buy whilst also being offered without an onward chain. Ready to View now.

## The Property

A first floor one bedroom maisonette. Stairs to first floor from its own front door leading to large kitchen, spacious lounge and separate bathroom. The property comes with the benefit of a loft.

## Outside Space

A small balcony over looking the rear of the property.

## Local Area

Very popular with families and strong immediately passing footfall from the local school, Carshalton Village is a gem within the wider Sutton area. A historic town with a highstreet, train station, parks and as strong sense of community its a lovely place live. Local schools are of a high standard and attract buyers from far and wide. Overall a greater London town which blends Surrey and London together.

## Why You Should View

An ideal investment for any first time buyer or buy to let investor.

## Local Schools

St Philomena's Catholic High School for Girls State School Ofsted: Good 0.1 miles

St Mary's RC Junior School State School Ofsted: Good 0.2 miles

St Mary's RC Infants School State School Ofsted: Good 0.2 miles

Carshalton High School for Girls State School Ofsted: Good 0.4 miles

## Local Transport

Trains

Carshalton Station 0.3 miles

Carshalton Beeches Station 0.5 miles

Sutton (Surrey) Station 0.9 miles

Buses

157 - Morden to West Croydon

407 - Caterham to Sutton

127 - Tooting to Purley

S3 - Malden Manor to Sutton Hospital

SL7 - Heathrow to West Croydon

## Features

One Bedroom - First Floor - Balcony - Loft Space - Spacious

Kitchen - Spacious Lounge

## Benefits

No Onward Chain - Close To Schools - Close To Transport -

## Council Tax And EPC

C and C

## Lease

Lease is 99 years from 1979. The vendor owns the offices below (and will offer a renewed lease upon sale)

## Why Williams Harlow

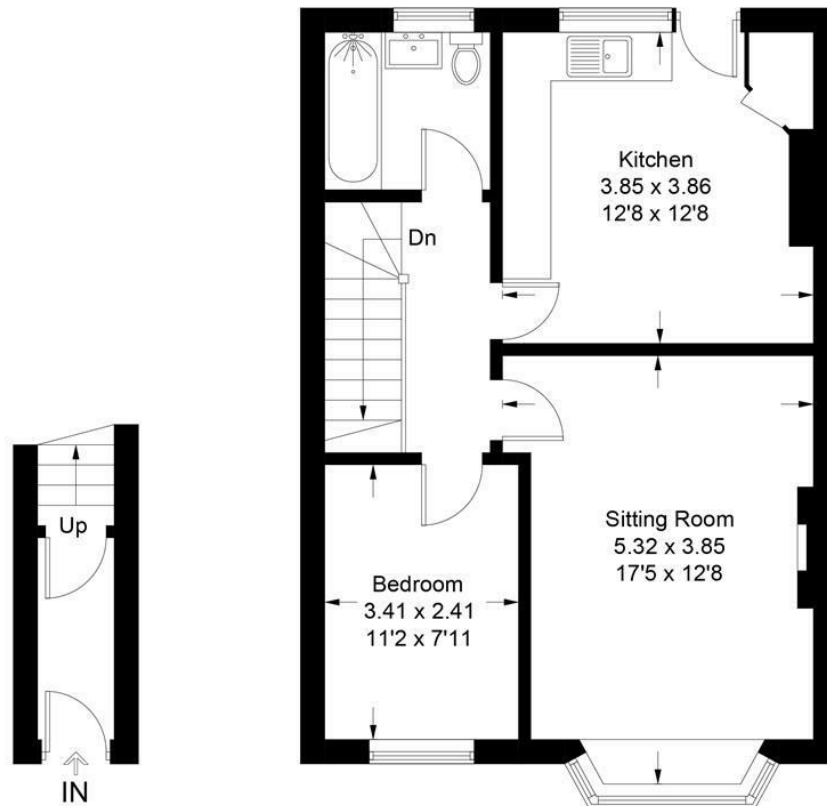
We offer specific and professional expertise within this area.

Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Approximate Gross Internal Area = 56.8 sq m / 611 sq ft



Ground Floor

First Floor

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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1222798)

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