



West Street Lane, Carshalton Village,
Offers In Excess Of £325,000 - Leasehold



2 | 1 | 1

**WILLIAMS
HARLOW**











Williams Harlow Cheam – A ground floor, two bedroom maisonette with Art Deco period detailing set within a gated historic Village quarter development which on a sunny day looks and feels idyllic. Spacious rooms and a patio off the kitchen from which to start or end the day in style.

The Property

A testament to the owner this property feels loved and ready to offer love back. A naturing nest with character. You can enter via the communal hallway and entry phone system or you can enter via the Kitchen patio door. The communal areas are spotless. Once inside, the spacious property is easy to use due to the functional layout and light filled. The central hallway feeds two double bedrooms, large reception room, sizable kitchen and bathroom. The décor, although neutral, is full of character and matches perfectly the period charm of the original features.

Outdoor Space

Enter through the gates and into some of the most wonderful communal gardens seen. Kept immaculately, the surrounds are just as important as the interior for any resident. The benefit of the ground floor is the use of the immediate area off the kitchen door.

Local Area

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

A top notch ground floor flat which is different class to most of its peers. Competitively priced and a supreme mix of community spirit with homely interior.

Vendor Thoughts

I feel in love the art deco style, large rooms and original

features. Beechwood Court is a beautifully kept space that feels safe & secure with a real community feel with the neighbours. It's a very peaceful and quiet place to live with lots of wonderful nature on your doorstep with the ecology centre, ponds and local park. It is also easy to get to outside of the peaceful dwelling to seek a city buzz with a quick 30min direct train journey into the centre of London or a short walk over the bridge to get into the village with plenty of places to eat & drink and great community areas like the Cryer Arts Theatre. The Sun, just opposite, does some really amazing food for example. There is also a great music and creative scene with lots of local open mics, live music opportunities and the local Wallington Music Festival or annual Eco Fair with lots of creative stalls and local bands.

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

Two Bedrooms - Ground Floor - Two Entry Doors - Superb Communal Gardens - Gated Entry - Entry Phone System - Period Features - Spacious Interior

Benefits

Impressive Decor - Walk To Carshalton Village - Walk To Train Station - Walk To Bus Routes - Walk To Pubs and Restaurants - Walk To High Street -

Lease and Costs

91 Yrs and £200 per year ground rent and £2,326.48 per year service charge.

Council Tax and EPC

C AND C

Why Williams Harlow

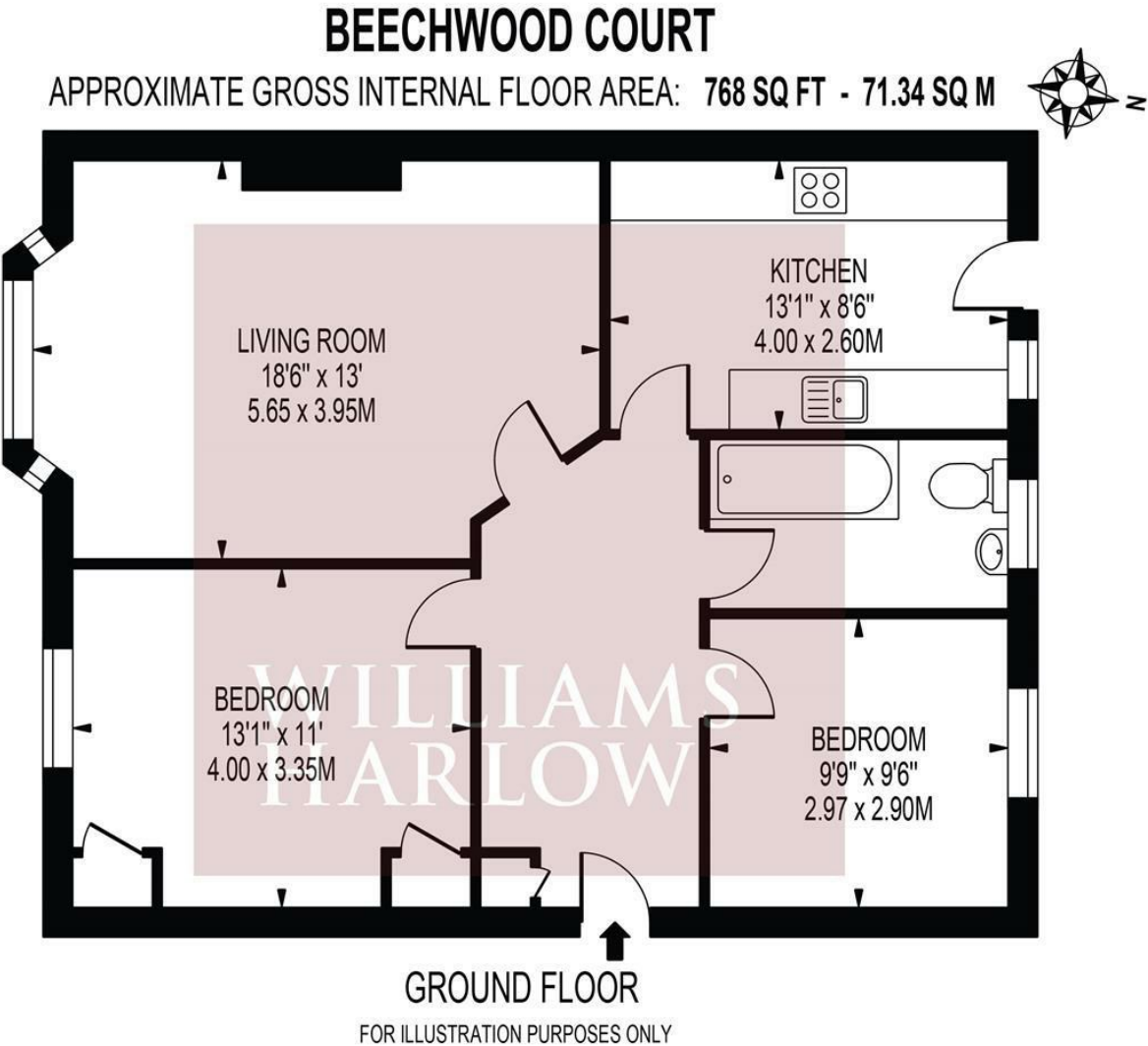
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk



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	74	79
EU Directive 2002/91/EC		

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

