



Ferndale Crescent, Carshalton,  
Offers In Excess Of £360,000 - Leasehold

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**WILLIAMS  
HARLOW**







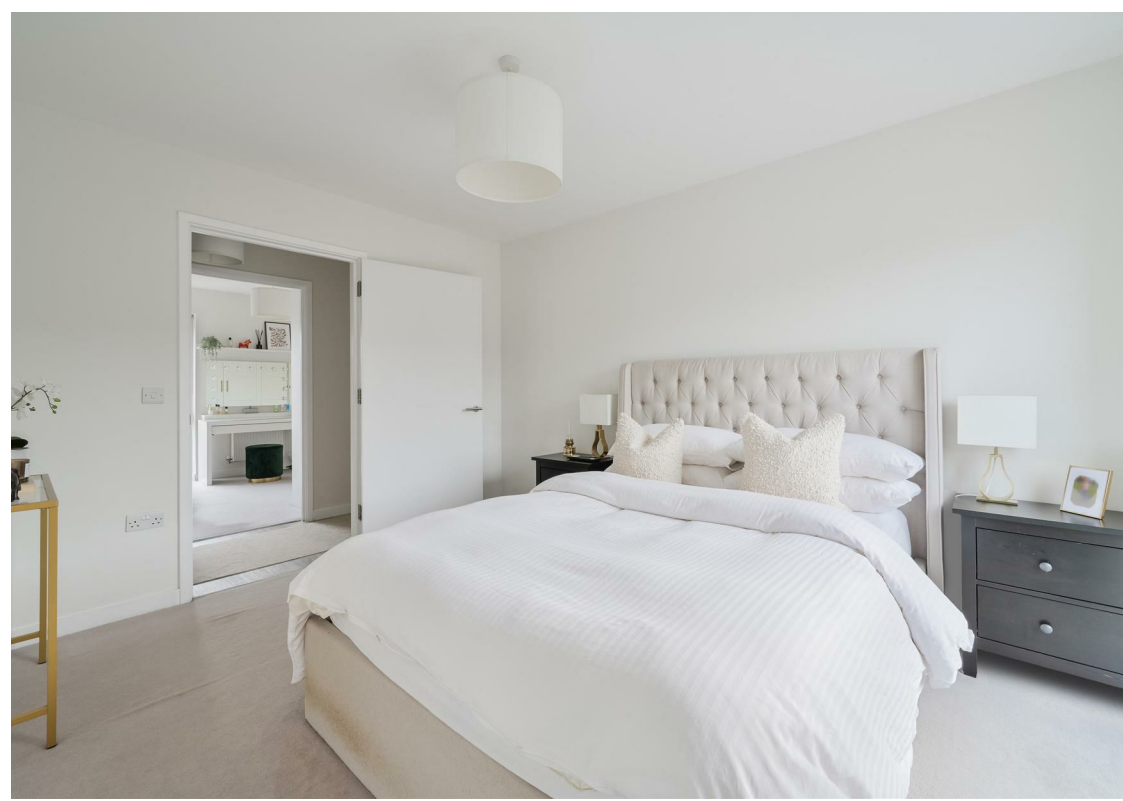












Williams Harlow – A luxury first-floor flat with a balcony, situated in a chic and modern development, perfectly located for train, tram, and bus services. Carshalton, Hackbridge, and Mitcham Junction stations are all within a one-mile radius.

## The Property

Access the flat through a secure communal door with an intercom, leading to an impressive interior. Inside, the property features a spacious entrance hall, two bedrooms, two bathrooms, a large lounge, and a luxurious open-plan kitchen. The property benefits from tall, double-glazed windows that flood the space with natural light throughout the day. The second bedroom is spacious which has been converted into a wardrobe, while the main bedroom boasts an en-suite shower room. The south-west-facing balcony, accessible from the lounge, is perfect for enjoying summer evenings with drinks as the day winds down. Both the kitchen and bathrooms are modern and well-designed, offering ample storage. This home is ideal for those seeking an effortless yet stylish lifestyle. As a contemporary flat, it is energy-efficient, helping to reduce utility costs.

## Outdoor Space

The development is set amidst well-maintained and attractive surroundings. A convenience shop is conveniently located at the entrance, and the picturesque River Wandle is nearby. The property enjoys a prime location, with Sutton and Croydon offering larger town amenities, while Carshalton and Wallington provide a more local, community feel. Residents benefit from communal parking within the development.

## Why You Should View

This property combines convenience with style, making it a standout option for anyone seeking a new home. Its modern design is sure to impress friends and family. For commuters, travelling to central London is straightforward, with excellent train and tram links and multiple alternative options in case of disruptions. The property also comes with a long lease, an essential feature for leasehold buyers.

## Vendor Thoughts

“As first-time buyers, this property offered everything we needed: a quiet residential area, excellent transport links for our twice-weekly commutes to London, plenty of off-street parking, and low maintenance costs. It provided us with the flexibility and luxury to continue enjoying our lifestyle.”

## Features

• Long Lease - First Floor - Two Bathrooms - Two Bedrooms - Modern - Entry Phone System - Balcony - Open Plan Kitchen - Spacious Lounge

## Benefits

• Local Shops - Close to Trains, Buses and Trams - Close to Parks - Low Energy Costs - Outdoor Space - Modern Development

## Transport

• Hackbridge Station 0.5 miles  
• Carshalton Station 0.8 miles  
• Mitcham Junction Station 1.0 miles

Buses:

• 80 To Modern  
• 151 to Worcester Park  
• 127 To Purley

## Local Schools

Wandle Valley Academy State School Ofsted: Good 0.4 miles  
Culvers House Primary School State School Ofsted: Good 0.3 miles  
Hackbridge Primary School State School Ofsted: Good 0.4 miles

## EPC AND COUNCIL TAX

B and C

## Lease length and costs

237 year remain. Service charge bills have typically been in the range of £1500 which includes the ground rent of £200

## 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.



Cheam Office

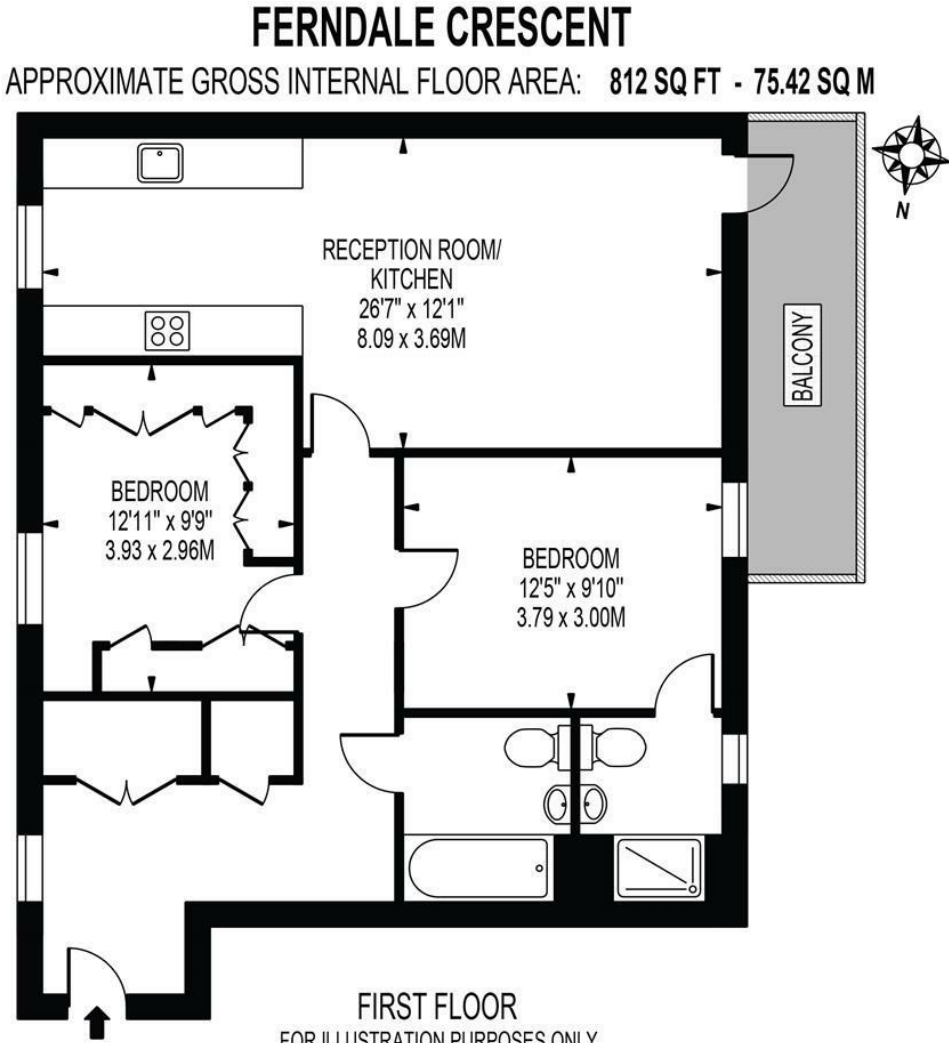
Call: 020 8642 5316

5 The Broadway, Cheam, Surrey,  
SM3 8BH

[cheam@williamsharlow.co.uk](mailto:cheam@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

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| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   | 85      | 85                         |
| (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<br>2002/91/EC |

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