



Nightingale Road, Carshalton. SM5 2DH {prop_price_text}

2 Double Bedrooms

10 mins to Carshalton Trains

Long Lease - Recently Extended

Share of Freehold

High Ceilings

1st Floor

Huge Loft (potential STPP)

Private Garden

Driveway



****2 Double Bedroom Conversion**Deceptively Spacious**Convenient Location****

They don't make them like this anymore! This fabulous two bedroom 1st floor conversion apartment offers high ceilings, characterful touches, feature fireplaces and large, bright and spacious rooms throughout and is ideal for those looking for a good sized apartment in a very convenient location. The property itself benefits from two double bedrooms, a huge lounge diner, spacious kitchen and an exceptionally large bathroom. The property also benefits from a substantial loft which could be converted subject to the right permissions.

Outside offers a driveway and to the rear of the property there is a large private garden extending approx 60ft. As a joint freehold investment (with the ground floor apartment owner) this property does not have any service charges and the lease has recently been extended. Location wise, this property also delivers. Carshalton train station is a short ten minute walk away and various bus routes serve the property within a few moments walk. Local amenities within a two minute walk include shops, garage and restaurants and Sutton can be reached in a ten minute drive.

This is an exceptional apartment in a fantastic location - book your viewing early to avoid disappointment.

Room Details:

Lounge / Diner

15' 5" x 13' 9" (4.7m x 4.2m)

Large enough to accommodate both lounge and dining space, this large and exceptionally bright lounge benefits from a gorgeous bay window, high ceilings and a character fireplace.



Kitchen

11' 10" x 8' 10" (3.6m x 2.7m)

Unexpectedly spacious, this fabulous kitchen offers plenty of storage and work space and like the rest of this gorgeous conversion flat, benefits from fantastic natural light. With some reconfiguration, this lovely kitchen would easily accommodate a breakfast area.



Master Bedroom

14' 1" x 11' 10" (4.3m x 3.6m)

The theme of space and light continues! This large double bedroom overlooks the rear of this fantastic property and benefits from fitted wardrobes and fabulous views of the garden.



Bedroom 2

9' 6" x 10' 10" (2.9m x 3.3m)

Another great sized double, bedroom 2 also looks over the rear of the property and is neutrally decorated and in good condition throughout.



Family Bathroom

10' 2" x 7' 10" (3.1m x 2.4m)

Another unexpectedly large room, accommodating both bath and separate shower unit, the bathroom is bright and spacious and in clean condition throughout.

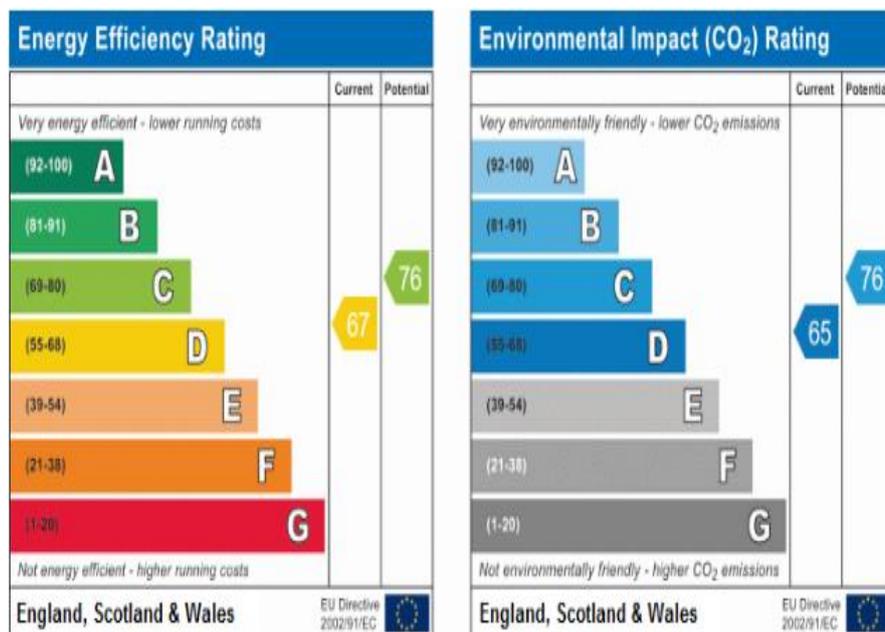


Total area: approx. 74.0 sq. metres (796.3 sq. feet)



Total area: approx. 74.0 sq. metres (796.3 sq. feet)

EPC:



Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make an offer as soon as possible. Offers should be emailed to greetings@sachascott.com.

Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.