



146, STANLEY PARK ROAD, CARSHALTON,  
LONDON, SM5 3JG

*Guide Price £500,000 Freehold*



**CHRISTOPHER ST. JAMES**  
Established 1976

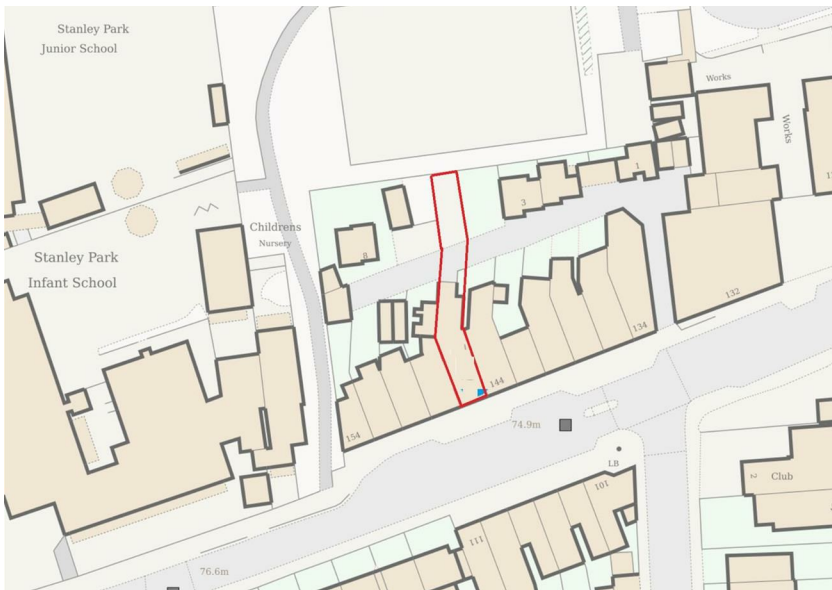
Residential / Commercial / Land & Development

020 8296 1273

[www.csj.eu.com](http://www.csj.eu.com)

[info@csj.eu.com](mailto:info@csj.eu.com)





## Description

Mixed use freehold property comprising ground floor E class commercial unit, three bedroom flat over 2 floors above with its own private entrance at the front.

A separate parcel of land to the rear is also included within the sale, similar neighbouring plots have been developed.

The ground floor is vacant, the flat is tenanted and held on an AST, notice has been served with vacant possession expected by 11th June 2025

## Location

Stanley Park Road is located in a desirable residential area of Carshalton, offering excellent transport links and convenient access to local amenities. The property is approximately 0.6 miles (a 12-minute walk) from Carshalton Beeches Station, which is served by Southern rail services, providing connections to London Victoria and other destinations. Wallington Station is also nearby, around 1 mile away (a 20-minute walk), offering additional rail options.

The area is well-served by bus routes, including the S4 and 154, providing easy access to Sutton, Croydon, and surrounding areas.

## Terms

Guide Price £500,000

## Viewings

Viewings of the ground floor and plot are available upon request, the flat is not currently accessible. Contact sole agents Christopher St James 020 8296 1270



## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
61 High Street  
Colliers Wood  
London  
SW19 2JF



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**  
**www.csj.eu.com**  
**info@csj.eu.com**