



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

Guide Price £500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

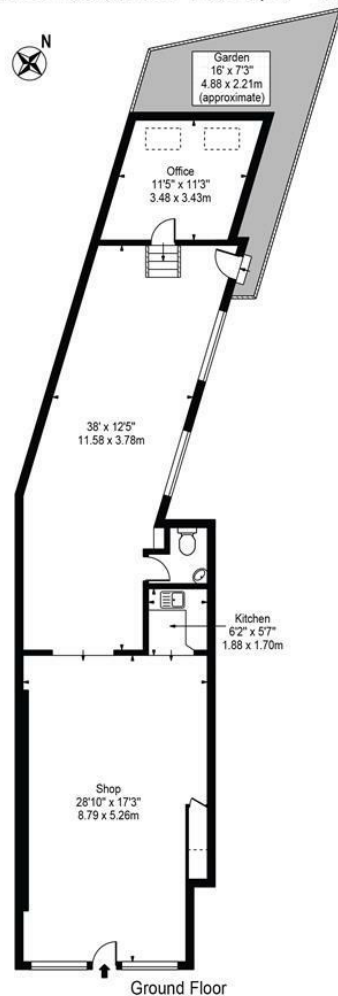
Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com

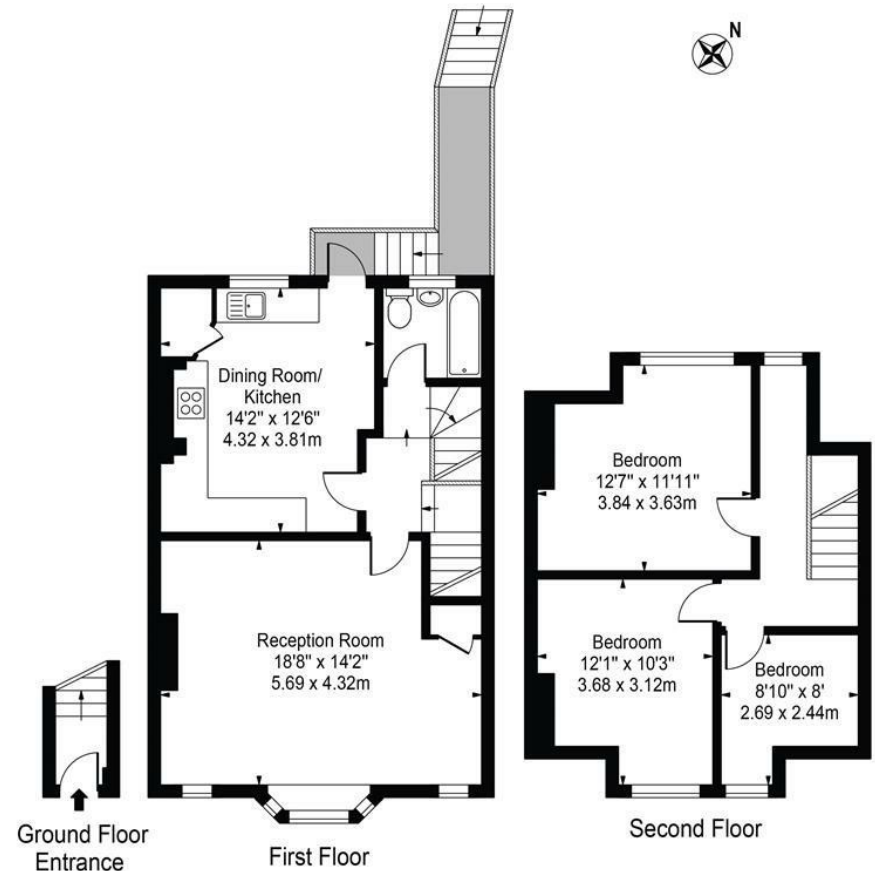
Stanley Park Road, SM5 3JG
Approx. Gross Internal Area 1165 Sq Ft - 108.23 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Stanley Park Road,
Carshalton, SM5 3JG
Approx. Gross Internal Area 964 Sq Ft - 89.56 Sq M



Ground Floor Entrance First Floor Second Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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Christopher St James
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Colliers Wood
London
SW19 2JF



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Description

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

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

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.

Accommodation

Ground floor: 1,165 sq ft (108.2 sqm)

Flat: 964 sq ft (89.6 sqm)

Rear yard: 256 sq ft (23.8 sqm)

Tenancies

Ground floor: Vacant (ERV £25,000 pa)

Residential unit: Let on an AST now holding over at £1,250 pcm which is below market value (ERV £1,750 - £2,000 pcm)

Terms

Guide Price £500,000

Viewings

Viewings of the ground floor and plot are available upon request, the flat is not currently accessible, interested parties should rely on the virtual tour found on our website.

Contact sole agents Christopher St James 020 8296 1270

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