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

Guide Price £500,000 Freehold

C S J

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

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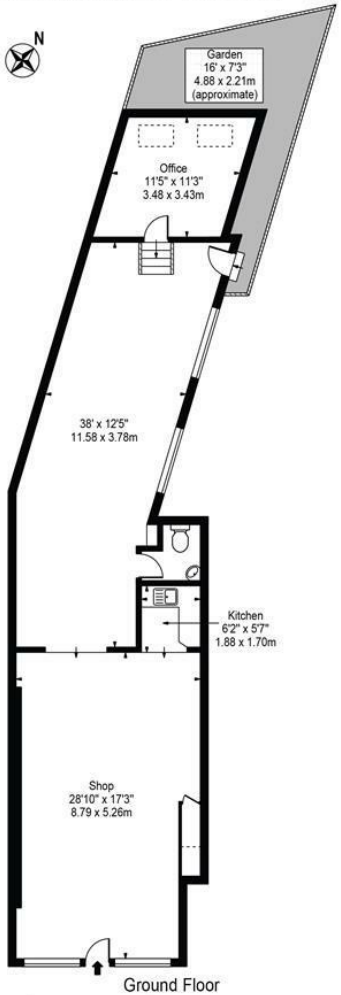
Stanley Park Road, SM5 3JG

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

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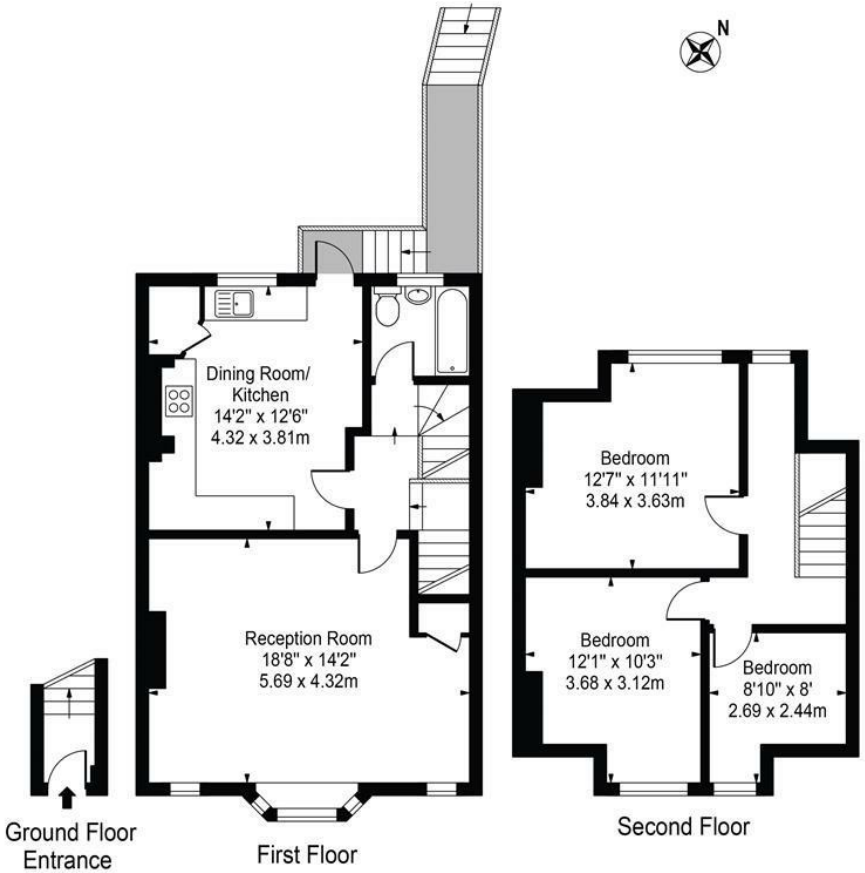
This floor plan should be used as general outline for guidance only.

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



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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

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.

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