



barnard marcus

Denmark Road, Carshalton SM5 2JE

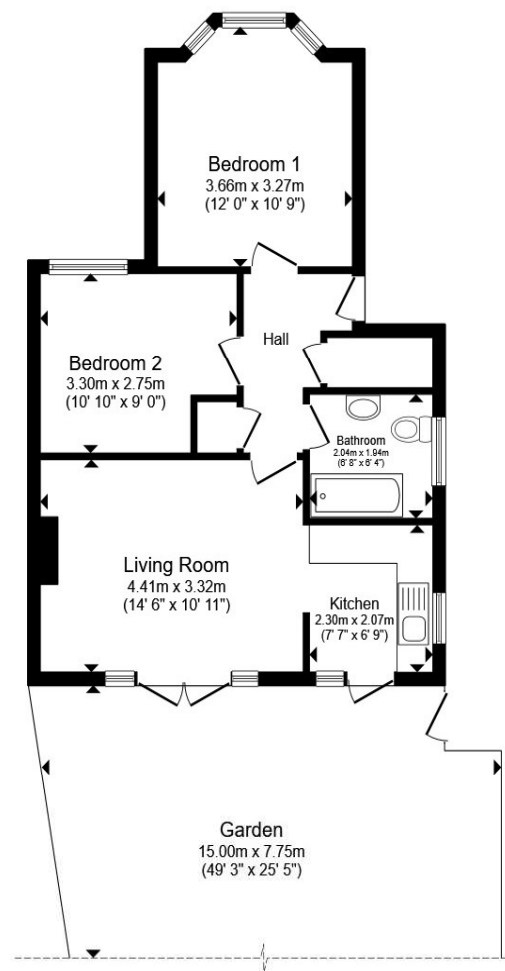
welcome to

Denmark Road, Carshalton

A beautifully presented two double bedroom ground floor maisonette, ideally located on the ever-popular Denmark Road in Carshalton. Finished to an exceptional standard throughout, this impressive home offers stylish, contemporary living with the added benefit of direct access to a private garden. The accommodation comprises a bright and welcoming living space, a modern fitted kitchen with quality appliances, and a sleek, well-appointed bathroom. Both bedrooms are generous doubles, finished to a high specification and offering excellent storage options. The property has been thoughtfully refurbished, creating a turnkey home that combines comfort with elegant design.

Externally, the private garden provides an ideal space for outdoor entertaining or quiet relaxation, a rare and valuable feature for a property of this type. Situated within walking distance of Carshalton Station, the maisonette is perfectly positioned for commuters while also benefiting from excellent local amenities, green spaces, and well-regarded schools nearby.





Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Total floor area 51.4 m² (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Denmark Road, Carshalton

- TWO BEDROOM GROUND FLOOR MAISONETTE
- GREAT CONDITION THROUGHOUT
- DIRECT ACCESS TO A PRIVATE GARDEN
- SOUGHT AFTER RESIDENTIAL LOCATION
- WALKING DISTANCE TO CARSHALTON TRAIN STATION

Tenure: Leasehold EPC Rating: D

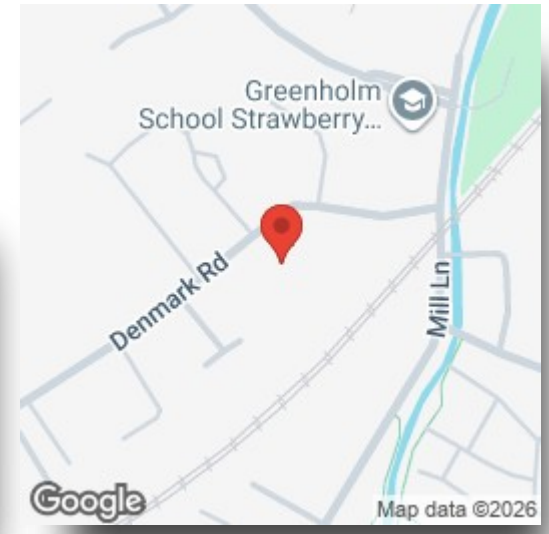
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



view this property online barnardmarcus.co.uk/Property/WLG106586



Property Ref:
WLG106586 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property