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Rochester Road, Carshalton

£385,000

This delightful, first-floor apartment offers a perfect blend of character and modern living. Spanning an impressive 701 square feet, the property features two double bedrooms and a spacious reception room with access onto a private roof terrace. There is an allocated parking space located in a car park adjacent to this building.

The apartment is situated within an attractive character building, exuding charm and warmth. It's excellent condition means it is ready for you to move in without delay. The property benefits from a long lease of 170 years, providing peace of mind for future ownership.

One of the standout features of this apartment is the large loft space, which presents an exciting opportunity for conversion, subject to planning permission and any other required consents. This potential adds significant versatility to the property, allowing you to tailor it to your needs.

Location is key, and this apartment does not disappoint. It is conveniently located close to 'The Grove' park, perfect for leisurely strolls, and is within easy reach of the mainline station, ensuring excellent transport links. Additionally, the vibrant Carshalton Village is just a stone's throw away, offering a variety of shops, cafes, and local amenities.

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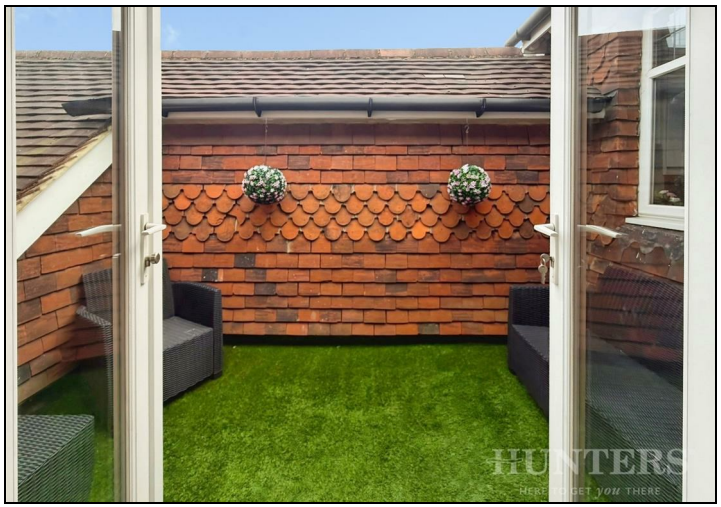
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KEY FEATURES

- ROOF TERRACE
- EXCLUSIVE TO HUNTERS
- LARGE LOFT
- ALLOCATED PARKING SPACE
- LONG LEASE
- MODERN KITCHEN & BATHROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING





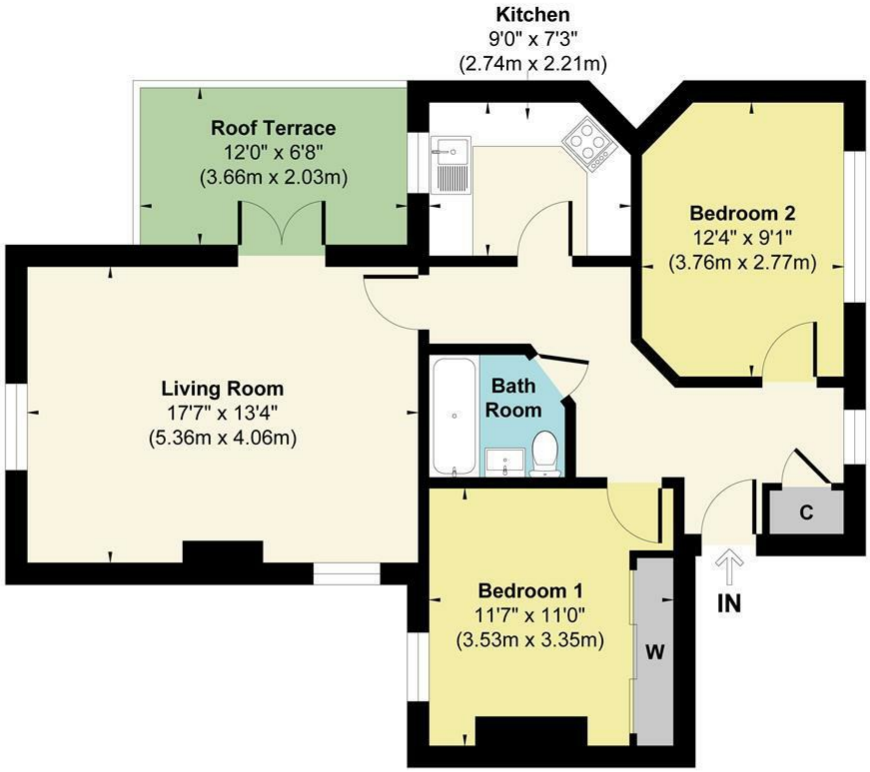



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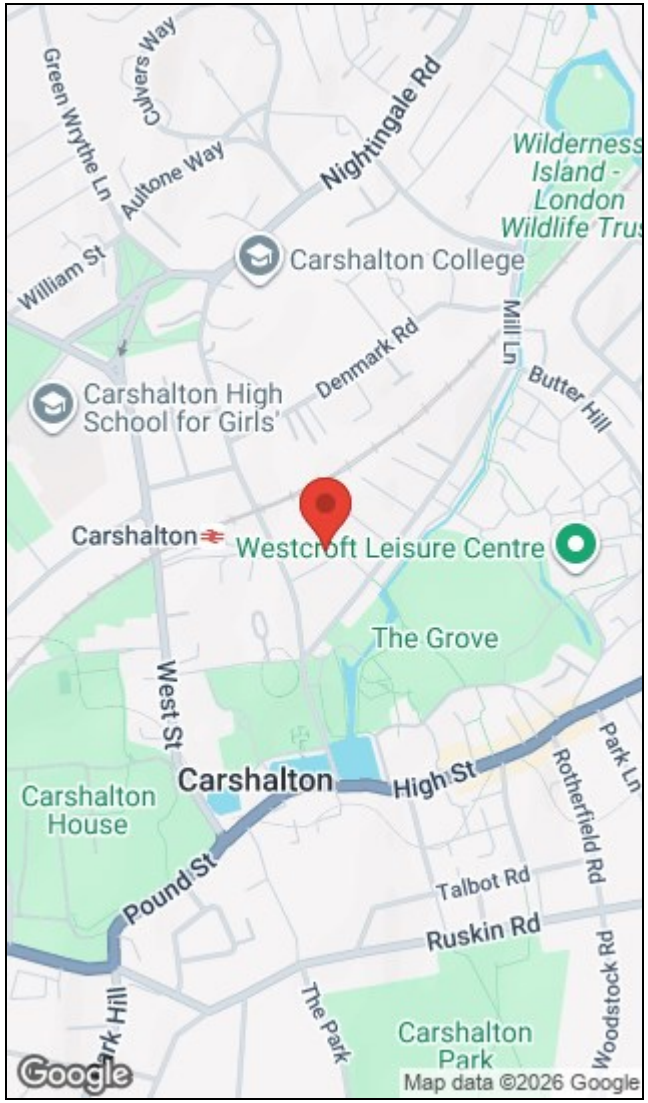

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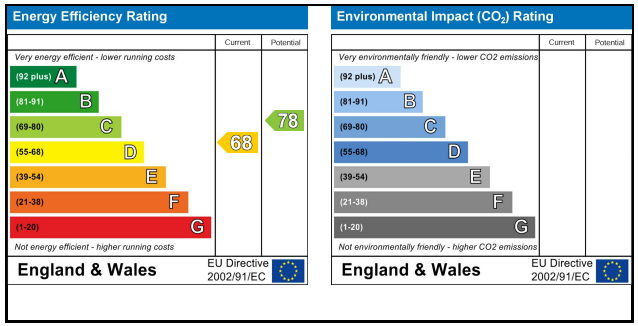


Approximate Floor Area
701 sq.ft
(65.14 sq.m)

Approx. Gross Internal Floor Area 701 sq. ft / 65.14 sq. m

This Plan is for Guidance only.Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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