



51 Stanley Road

Carshalton, Sutton, SM5 4LE

For Sale – Freehold Mixed-use Property with add value potential & Full VP.

1,167 sq ft
(108.42 sq m)

- Extensive re-development opportunity
- Attractive Freehold.
- Superior residential duplex with potential to extend
- Picturesque parade providing a local hub.
- Attractive Capital Value @ £407/p/sf.

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Summary

Available Size	1,167 sq ft
Price	£475,000
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Description

This excellent mixed-use property comprises of both commercial and residential space with a large rear garden with an attractive water feature and a large storage space. The commercial ground floor measures c.488 sq ft and is currently used by the vendor where he operated an accountancy firm. The space is well lit and has its own kitchen and W/C facilities and offers significant re-development value by virtue of a rear extension as seen at Number 43 Stanley Road. The upper residential floors comprise of a 1-bedroom flat, although dated, the property is in excellent condition throughout. The flat is currently tenanted by an employee of the vendor. The second-floor loft is used – the 'loft space' offers extension capabilities (STP).

Note to buyers, please make your own enquiries about the planning status of the property.

Location

51 Stanley Road is located in Carshalton, a suburban town in the London Borough of Sutton, England. Carshalton is situated approximately 10 miles south of central London and is known for its picturesque parks, historic buildings, and charming village feel. Stanley Road is a residential street in a quiet neighbourhood, offering easy access to local amenities such as shops, restaurants, and schools. The area is well-connected by public transportation, with several bus routes and train stations nearby, including Carshalton Beeches offering fast and frequent services into Central London.

Terms

RATEABLE VALUE: £3,100 / RATES PAYABLE: Nil.

TENURE: Freehold.

VAT: TBC.

The property provides the following approximate Gross Internal Areas:

Ground / Basement Retail: 488 sq ft.

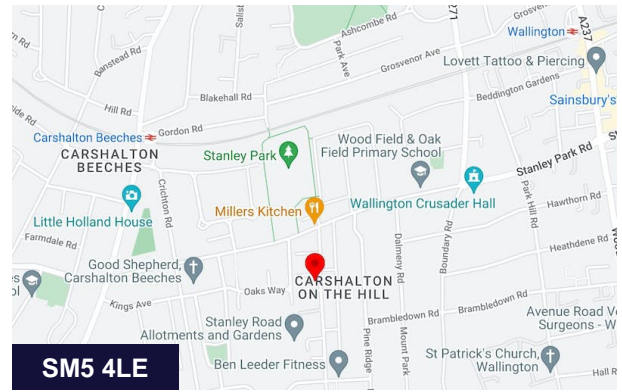
Residential Duplex: 464 sq ft.

LOCAL AUTHORITY: London Borough of Sutton.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.

PROPOSAL: A 'Guide Price' of £475,000 subject to contract, for the Freehold interest.



Viewing & Further Information



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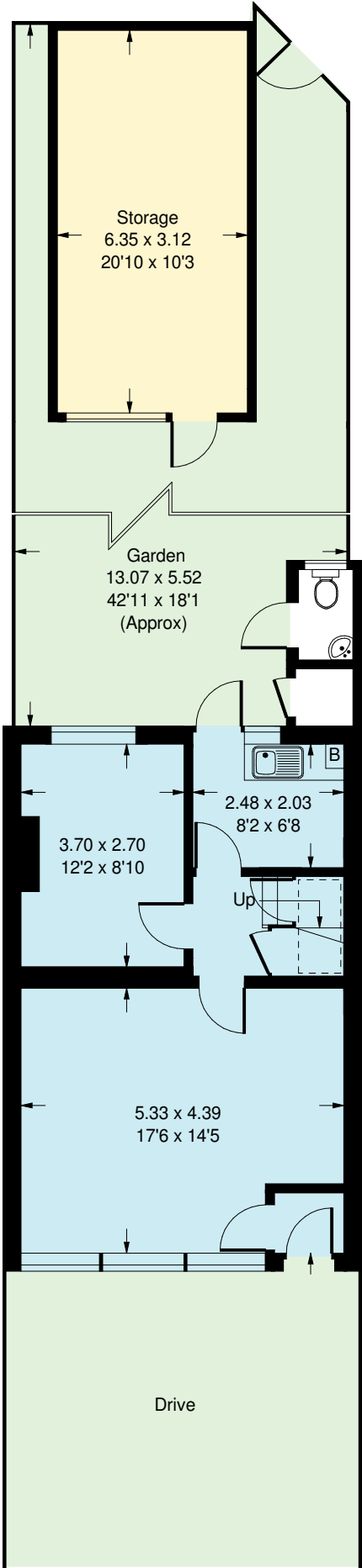
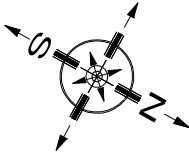
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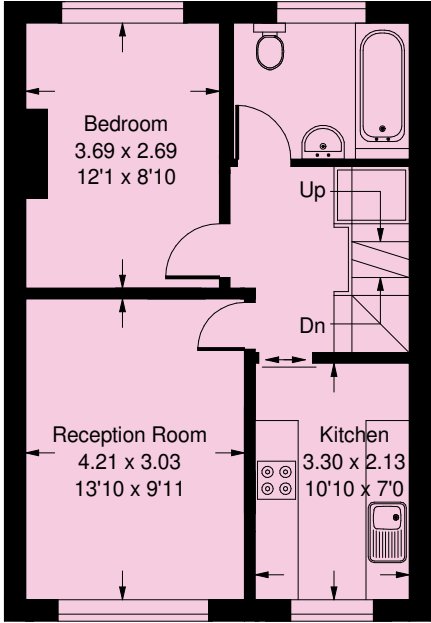
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Stanley Road, SM5

Approx. Gross Internal Area
 Residential = 43.07 sq m / 464 sq ft
 Commercial = 45.38 sq m / 488 sq ft
 Storage = 20.0 sq m / 215 sq ft
 Total = 108.45 sq m / 1167 sq ft
 (Excluding WC / External Cupboard)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.