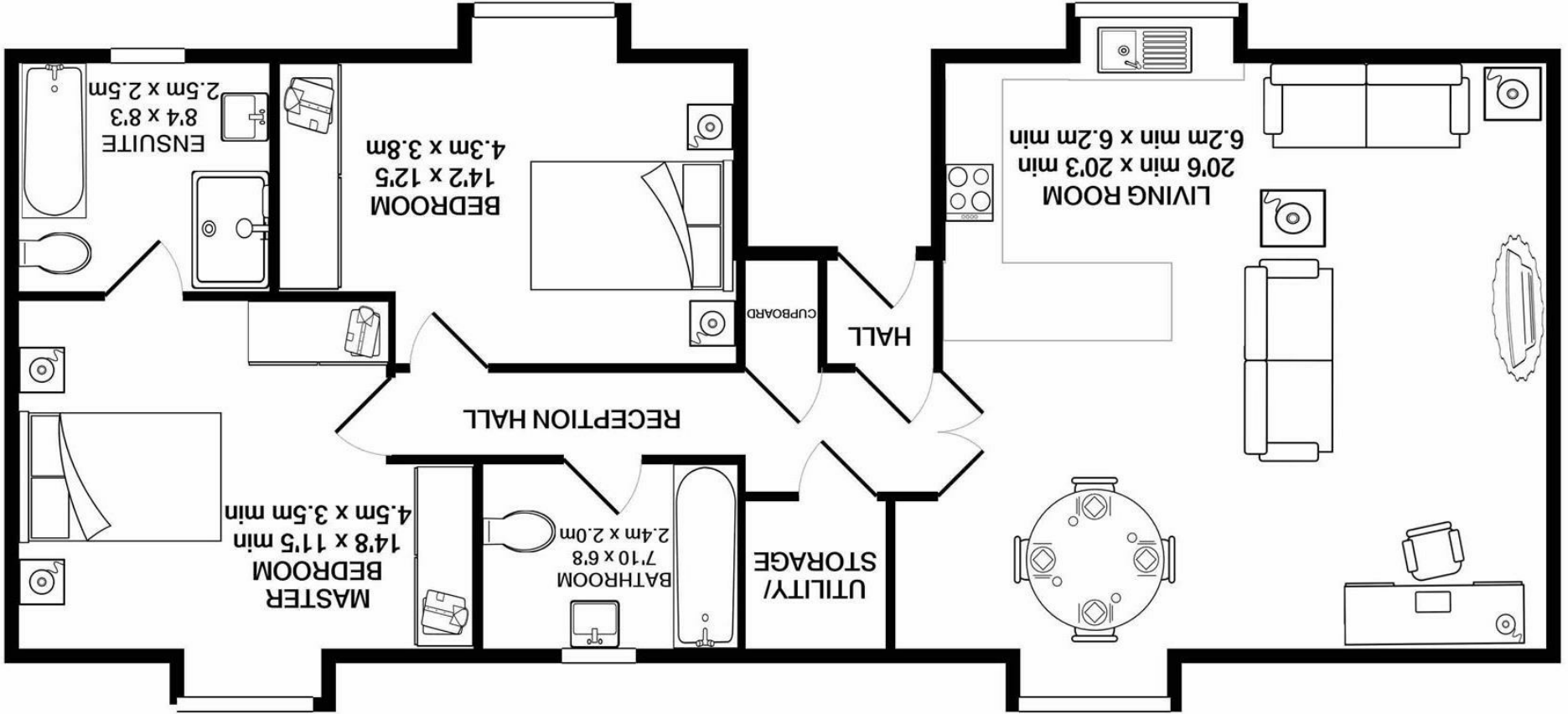


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)





## 6a Beechwood Court , SM5 2PZ

£335,000

Silverman Black is delighted to offer one of the best apartments to come to the market this year - a luxuriously appointed c. 1000 sq ft, top floor apartment located in a landmark development within a five minute stroll of both the Village centre and Carshalton BR station. Being sold vacant and with no onwards chain, the apartment affords substantial accommodation which incorporates a large open plan living area and a delightful, fully integrated kitchen suite with granite work surfaces, two double bedrooms and two bathrooms, including one a full ensuite bathroom with the master bedroom. In addition, the flat offers ample storage, a self-contained utility cupboard, full gas/radiator heating, double glazing and some wonderful views over the neighbouring Ecology Centre and Carshalton Ponds. On site parking is limited and available on a "first come" basis, but Beechwood Court is a private gated development which enjoys some perfectly manicured gardens and which is a matter of yards from Grove Park, All Saints Church and only 0.2 miles from the shopping & restaurant facilities of Carshalton Village and Carshalton BR station (London Victoria - 28 minutes). Viewing is very strongly recommended.

- A luxury top floor contemporary apartment affording almost 1000 sq ft of accommodation located in a landmark gated development with 5 minutes walk of Carshalton BR station
- Substantial open plan living room featuring a luxury "fully loaded" kitchen with granite work surfaces, ample storage, two double bedrooms and two full bathroom facilities - one being ensuite to the master bedroom
- Panoramic southerly views over the neighbouring Ecology centre, full gas/radiator central heating, double glazing, utility cupboard
- Vacant possession with no onwards chain
- EPC rating: C (81/82)
- Beechwood Court is a private gated development positioned adjacent to Grove Park & the Ecology centre, only yards from Carshalton Ponds and All Saints Church and approximately 0.2 miles (5 minutes walk) from the Village Centre and Carshalton BR station
- Viewing very strongly recommended - so call today to book your appointment

