



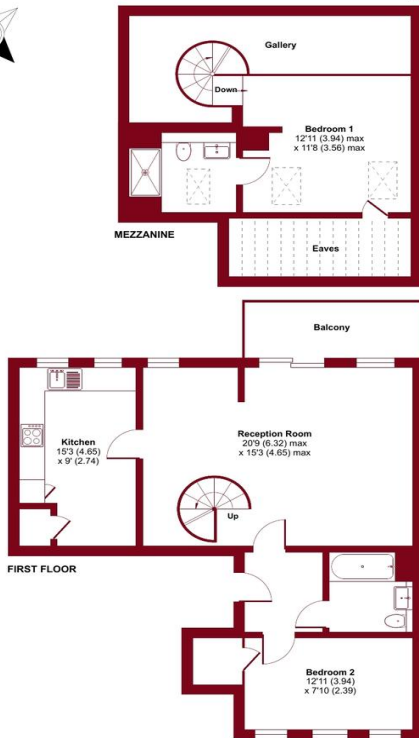
Flat 6 Hamilton House, 3 North Street, Carshalton, SM5 2HW | **Guide Price £400,000**

Welcome to this stunning split-level modern apartment with 2 bedrooms and 2 bathrooms. It's a perfect combination of style, comfort, and functionality with around 991 square feet of carefully planned space. Other features include; Share of Freehold with 115 years remaining on the lease, a private balcony, allocated gated parking for secure and hassle-free parking and offered to the market with no onward chain!

Denotes restricted head height

## North Street, Carshalton, SM5 2HW

Approximate Area = 914 sq ft / 84.9 sq m (excludes gallery)  
 Limited Use Area(s) = 77 sq ft / 7.1 sq m  
 Total = 991 sq ft / 92 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Paul Graham. REF: 1017075



### ENTRANCE HALL

RECEPTION ROOM 20' 9" x 15' 3" (6.32m x 4.65m)

KITCHEN 15' 3" x 9' 0" (4.65m x 2.74m)

BEDROOM 1 12' 11" x 11' 8" (3.94m x 3.56m)

BEDROOM 2 12' 11" x 7' 10" (3.94m x 2.39m)

BATHROOM

ENSUITE

BALCONY

ALLOCATED PARKING

SHARE OF FREEHOLD / 115 YEAR LEASE

CHAIN FREE



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. Referen ces to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regul ations or rights of way. Prospective pu rchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CARSHALTON

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