

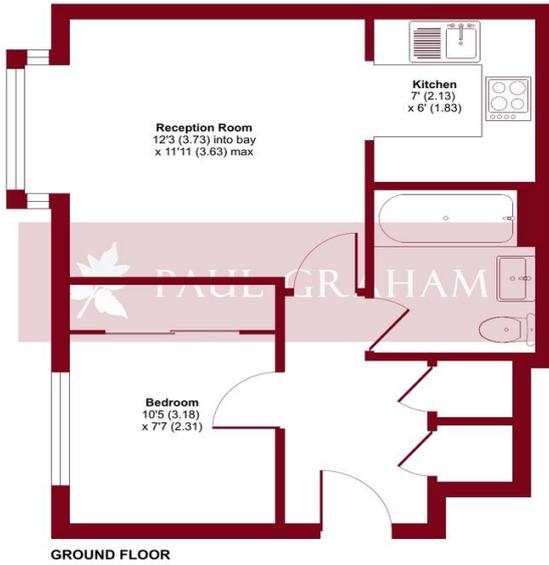


**19 Rossignol Gardens, Carshalton, SM5 2ED | Guide Price £200,000 Leasehold**

Discover the allure of this charming one-bedroom ground floor apartment, nestled within a sought-after residential development conveniently situated between Carshalton and Hackbridge Stations. Enjoying a prime location, residents benefit from easy access to transportation links, enhancing connectivity to surrounding areas while relishing the comforts of home.

## Rossignol Gardens, Carshalton, SM5

Approximate Area = 382 sq ft / 35.4 sq m  
For identification only - Not to scale



### ENTRANCE HALL

**RECEPTION ROOM** 12' 3" x 11' 11" (3.73m x 3.63m)

**KITCHEN** 7' 0" x 6' 0" (2.13m x 1.83m)

**BEDROOM 1** 10' 5" x 7' 7" (3.18m x 2.31m)

**BATHROOM**

**CUPBOARD**

**ALLOCATED PARKING SPACE**

**COMMUNAL GARDENS**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Paul Graham. REF: 1130695



**IMPORTANT NOTE:** Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References 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 regulations or rights of way. Prospective purchasers 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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CARSHALTON

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### WALLINGTON

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