



CARLTON TOWERS

North Street,
Carshalton, SM5 2EH - Price £340,000

JOHN BROWN  **MARK YOULL**

SALES & LETTINGS

This bright and spacious two double bedroom apartment is presented to an excellent standard and benefits from some far-reaching stunning views towards London and surrounding areas comprising a dual aspect spacious lounge, modern kitchen with integrated appliances, well-appointed bathroom along with ample storage throughout. The property also boasts a garage en-bloc, communal gardens and private residents parking with a secure barrier system. Carshalton train station with direct links into London is located just a short walk away. The surrounding area has a good range of shops and local amenities including Carshalton Ponds and several parks all within walking distance. This property presents an ideal opportunity for first time buyers or investors.

Viewing is highly recommended to appreciate this excellent property.

- Fifth Floor Apartment
- Double Aspect Bright, Spacious Lounge
- Two Double Bedrooms
- Modern Kitchen
- Family Bathroom
- Stunning Panoramic Vista
- Security Entry Phone System & Lift
- Garage En-Bloc
- Private Residents Parking
- Communal Gardens



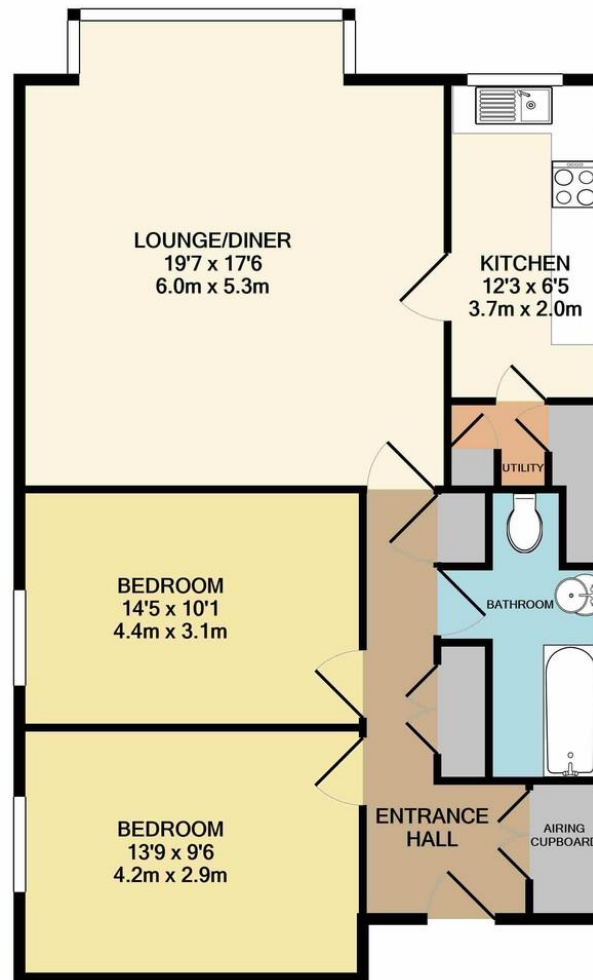


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

Money Laundering Regulations: We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.





TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.1 SQ.M.)

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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