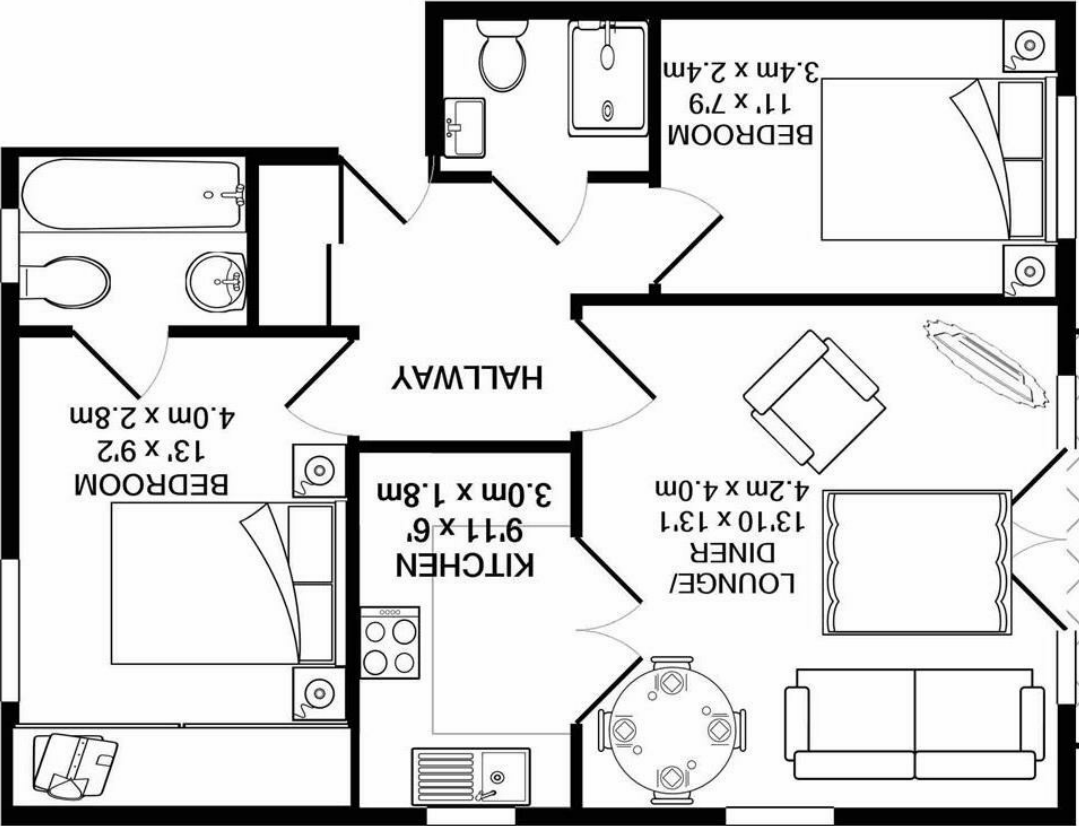


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 566 SQ.FT. (52.6 SQ.M.)





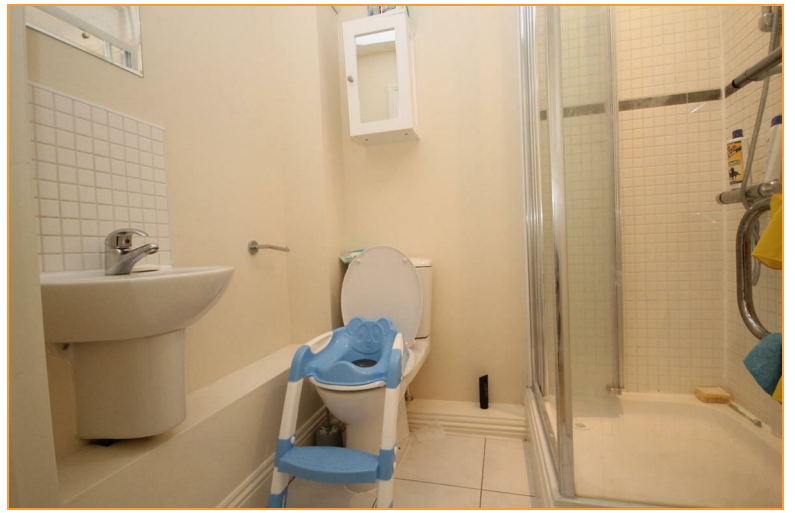
Flat 3, Jubilee Court 19b West Street

Carshalton, SM5 2GN

Offers Over £320,000

Silverman Black is delighted to offer this spacious and well presented two bedroom/two bathroom luxury apartment, located in a private "gated" development just off West Street in the heart of Carshalton. Only about a 5 minute walk to Carshalton BR station and the village centre, this first floor flat affords well-proportioned living accommodation comprising a large living room with double French doors and a Juliet Balcony overlooking the St Philomena's playing fields - so a fantastic "green" outlook - a separate well-equipped kitchen, a good size entrance hall with a generous storage cupboard, a master bedroom with "full" ensuite bathroom and ample cupboard space, a second double bedroom and a cloak/shower room. Other benefits include quality flooring throughout the property, electric heating, double glazing, a security entryphone access system and a Share in the Freehold of the building. Externally, the site is accessed via electrically operated gates, with this apartment having one "covered" parking space in the undercroft at the front of the building. Being sold with FULL VACANT POSSESSION and no onwads chain, we strongly recommend booking a viewing on this exceptional property.

Carshalton BR station is 0.1 miles away - about a 2-3 minutes walk; Carshalton Ponds & the shopping facilities in the High Street are 0.3 miles distant - about a 6 minute walk; regular bus services to Purley and Morden Underground terminus run along West Street.



- A beautiful two bed/two bath luxury apartment located on a small, private "gated" development less than 5 minutes walk from Carshalton BR station
- Full vacant possession - with no onward chain
- Generous accommodation featuring a large lounge with a Juliet Balcony affording panoramic views over St Philomena's playing fields, a well equipped kitchen, two genuine double bedrooms, a full ensuite bathroom and an additional cloak/shower room
- Externally there is "undercroft" parking for 1 car with electric gates allowing access to the site
- Electric heating, quality flooring, double glazing, entryphone access system
- Share of Freehold
- EPC rating: D (67/69)
- Viewing very highly recommended- so book your appointment today!

