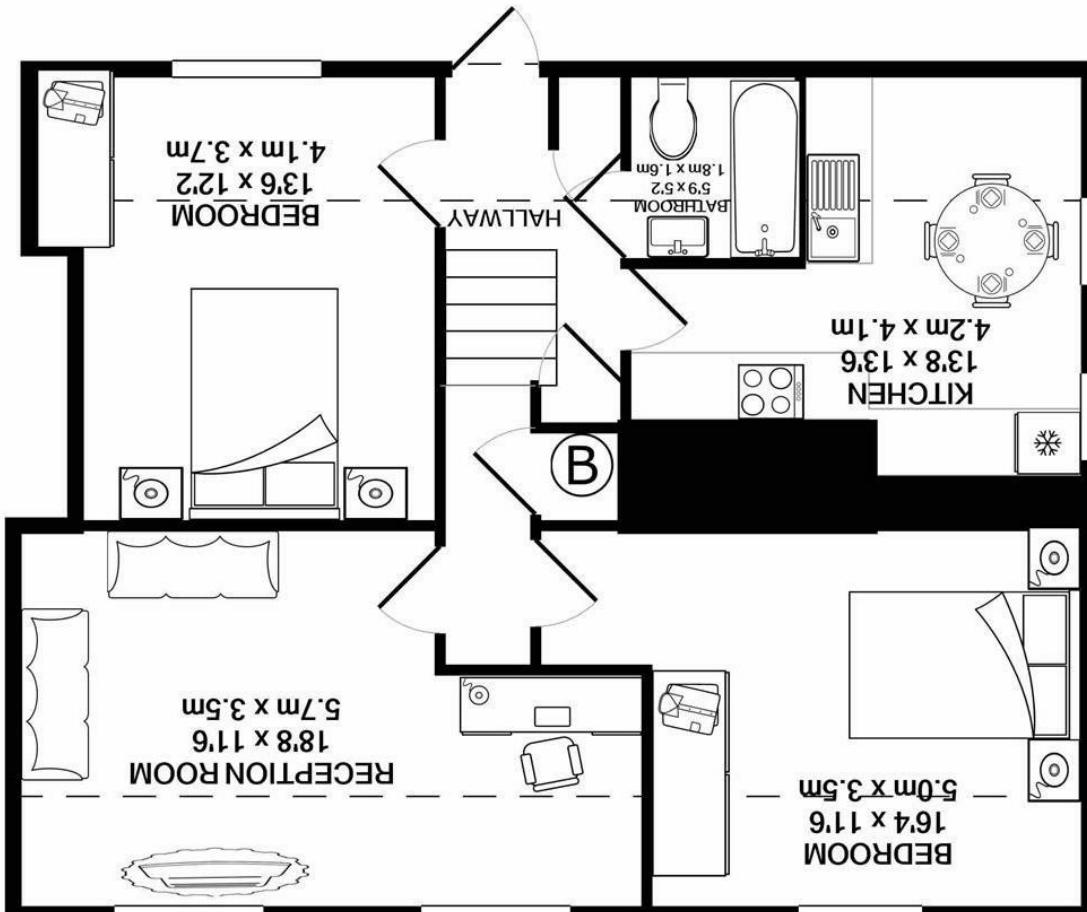


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prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
of commission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any
agent, or for any other purpose. The floor plan is taken for any error,
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements
TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





14b High Street

Carshalton, SM5 3AG

£320,000

Silverman Black is delighted to offer this spacious, newly converted two bedroom top floor apartment located right in the heart of Carshalton Village and enjoying fantastic views over The Ponds and Grove Park. Comprising the entire top floor of an imposing village centre building, this unique and characterful "Loft Style" flat has been completely refurbished with new windows, new heating, new wiring, entirely new kitchen and bathroom facilities, new flooring & decor, and even the roof has been completely replaced - so, other than perhaps adding a few "personal touches", there's nothing to do other than enjoy your new home! The accommodation comprises a good size, split level hallway with good storage facilities, a substantial L-shaped reception room, a fully loaded kitchen with built in appliances, two genuine double bedrooms and a new bathroom suite. Externally, there is a small terraced area outside the front door and a wrought iron staircase giving access onto The Square - only yards from the High Street. Other benefits include full double glazing, gas radiator heating and a brand new 125 year lease. Carshalton BR station is a short five minute walk across Grove Park (0.2 miles distant), whilst Carshalton Beeches is a 16 minute walk (0.75 miles away). Viewing is strongly recommended - the apartment is empty, we have keys - so call us today to book an appointment.

- A completely refurbished two bedroom top floor Loft Style apartment positioned right in the heart of Carshalton Village
- Spacious and characterful accommodation which incorporates a sizable L-shaped living room, a stunning luxury kitchen with ample room for a small table, two genuine double bedrooms and a new bathroom
- Completely rewired & replumbed, new windows & central heating system, new kitchen & bathroom facilities - even a new roof!
- Panoramic views over Carshalton Ponds - fantastic village centre location
- Brand new 125 year lease - Full Vacant possession
- EPC rating: TBC
- Located only yards from Grove Park, All Saints Church & the shopping facilities of the High Street, 0.2 miles from Carshalton BR station (5 minutes walk) & 0.75 miles from Carshalton Beeches BR station (16 minutes walk)
- Viewing of this charming apartment is very strongly recommended - so call today to book your appointment

