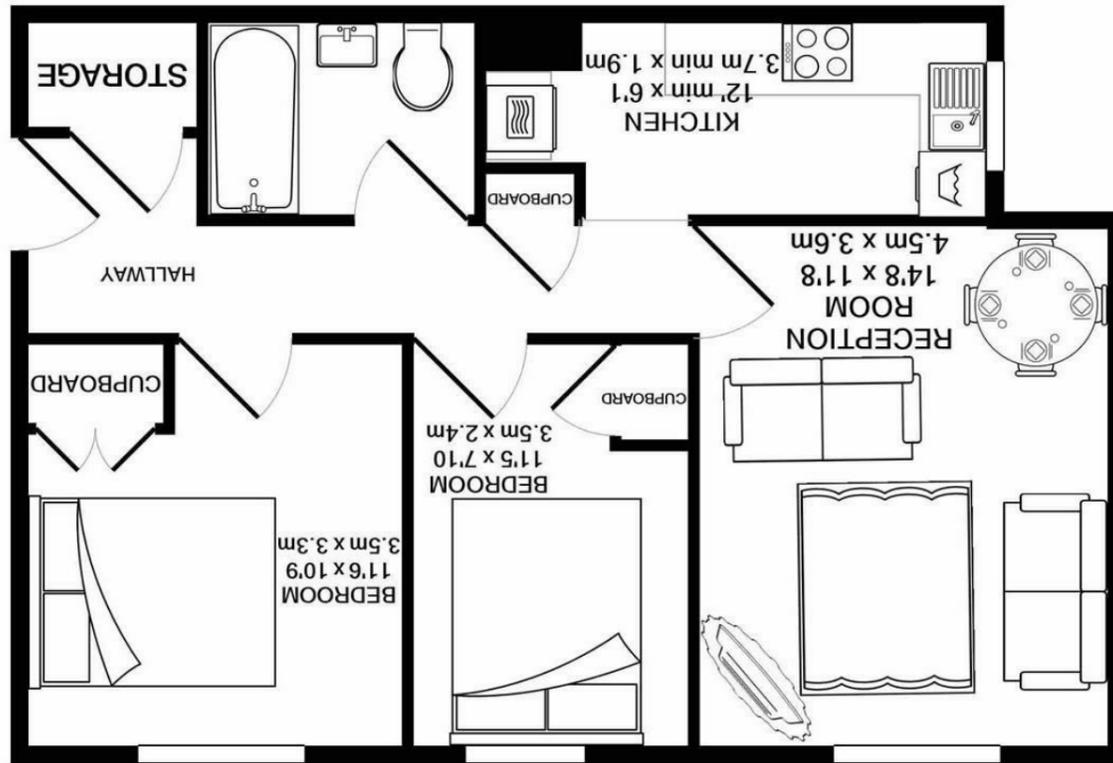


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 598 SQ.FT. (55.6 SQ.M.)

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





Flat 10 New Colebrook Court 61 Stanley Road

Carshalton, SM5 4LL

£1,200 Per Calendar Month

Available end September 2022 - Unfurnished. Silverman Black is delighted to offer this spacious two bedroom top floor apartment located within the New Colebrook Court development, just off Stanley Road. Affording easy access to several excellent junior and senior schools, and only 20 minutes walk from Carshalton Beeches BR station, the apartment affords a generously proportioned living room, two good size bedrooms, a sizable kitchen with some fitted appliances and a good size bathroom, with over bath electric shower. The flat has modern electric panel heaters in all the main rooms, whilst also benefiting from a large, walk-in storage cupboard and an entry-phone security system. Externally, the communal hallways are both spacious and clean - whilst there are extensive communal gardens surrounding the development, which are well maintained and well screened from the road. There is also resident's permit parking available on the site. A full parade of local shops are available on Stanley Park Road which is about 400 yards away, with Stanley Park Junior School, Bandon Hill Woodfield and The Oaks Senior School are all with 10 minutes walk. Carshalton Beeches BR station, which affords fast access to London Bridge, is 20 minutes (c. 1 mile) walk away.

- Available end September 2022- Unfurnished
- A spacious two bedroom top floor apartment located in a small private development just off Stanley Road
- Accommodation comprises a spacious living room, two good size bedrooms, a well equipped kitchen with some appliances and a bathroom with over bath electric shower
- Double glazed windows, modern electric panel heaters, entryphone system and large-walk in storage cupboard
- Well maintained communal gardens and private resident's parking
- EPC rating: E (39/78)
- Stanley Park Junior School & Bandon Hill Woodfield are 10 minutes walk away (0.5 miles), whilst The Oaks Senior School is only a 5 mins walk away. Carshalton Beeches BR station with fast links to London Bridge is approx 20 minutes walk (1 mile) away
- Viewing is highly recommended
- Council Tax band c, £1,718.00
- Deposit £1384.00

