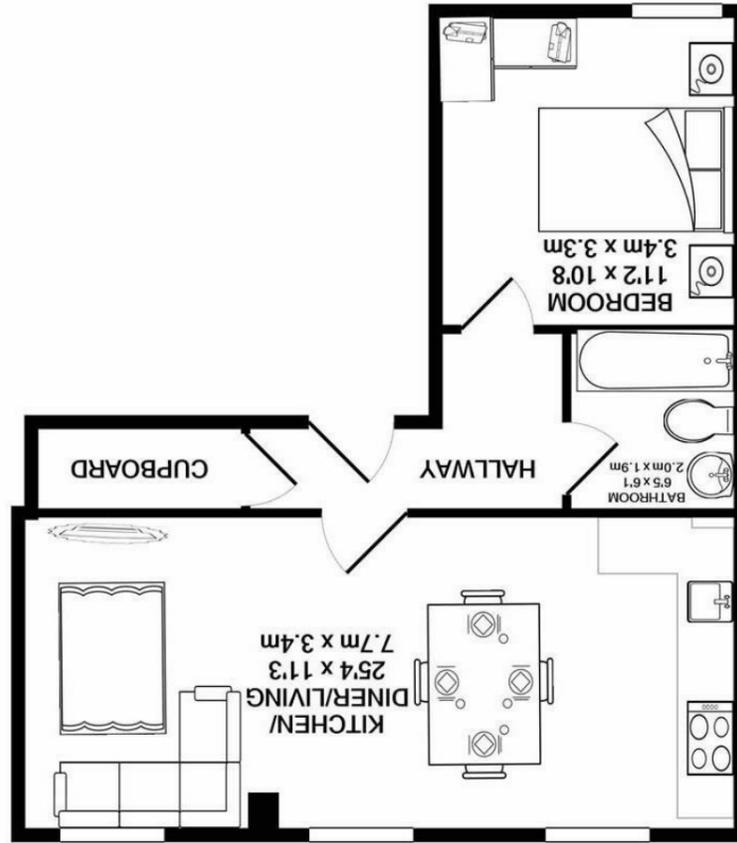


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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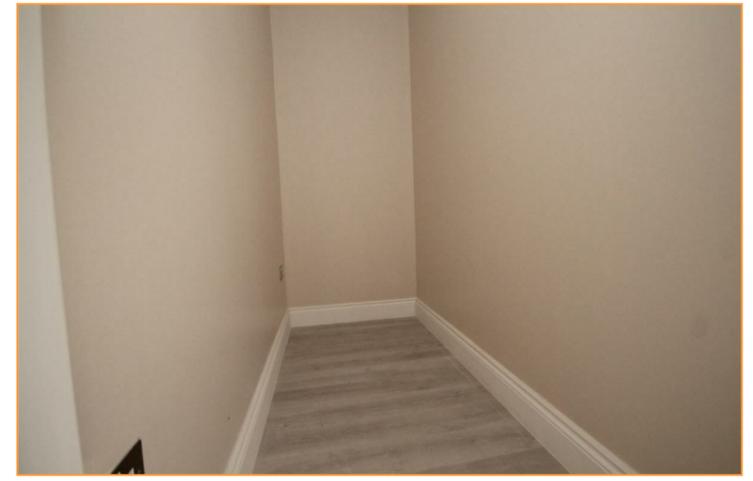


Flat 5, 13 High Street

Carshalton, SM5 3AP

£260,000

Brand New HELP TO BUY Apartment - is one of eight luxury apartments, situated right in the heart of Carshalton Village. The property offers accommodation incorporating a large Living Room with a fully integrated kitchen, a generous Double Bedroom, a deep walk-in storage cupboard and a good size luxury Bathroom. Externally, the property affords easy access to all of the shopping and restaurant facilities of Carshalton High Street, whilst All Saints Church, the Ponds and The Grove are all only 50 m away. Carshalton BR station is about a five minute walk away - meaning that Central London is approximately 33 minutes away, door-to-door. All apartments are fully double glazed, centrally heated and be provided with brand new 125 year leases. Viewing is highly recommended - and reservations are already being taken - so book today!



- London Help to Buy scheme available
- Newly built one bedroom second floor apartment located right in the heart of Carshalton - only 50 m from the Ponds and All Saints Church, with wonderful roof-top views to Carshalton Park & The Grove
- Spacious open plan living room (25'4 x 11'9) affording a generous lounge area, a well equipped kitchen and space for a dining table, large double bedroom, luxury bathroom and a walk-in storage cupboard
- Full central heating (radiators) & double glazing, 6 year professional consultancy certificate, brand new 125 year leases
- EPC rating: TBC
- Carshalton BR station only 5 minutes walk away - with 4 fast trains per hour (c. 30 minutes) to London Victoria
- Viewing highly recommended

