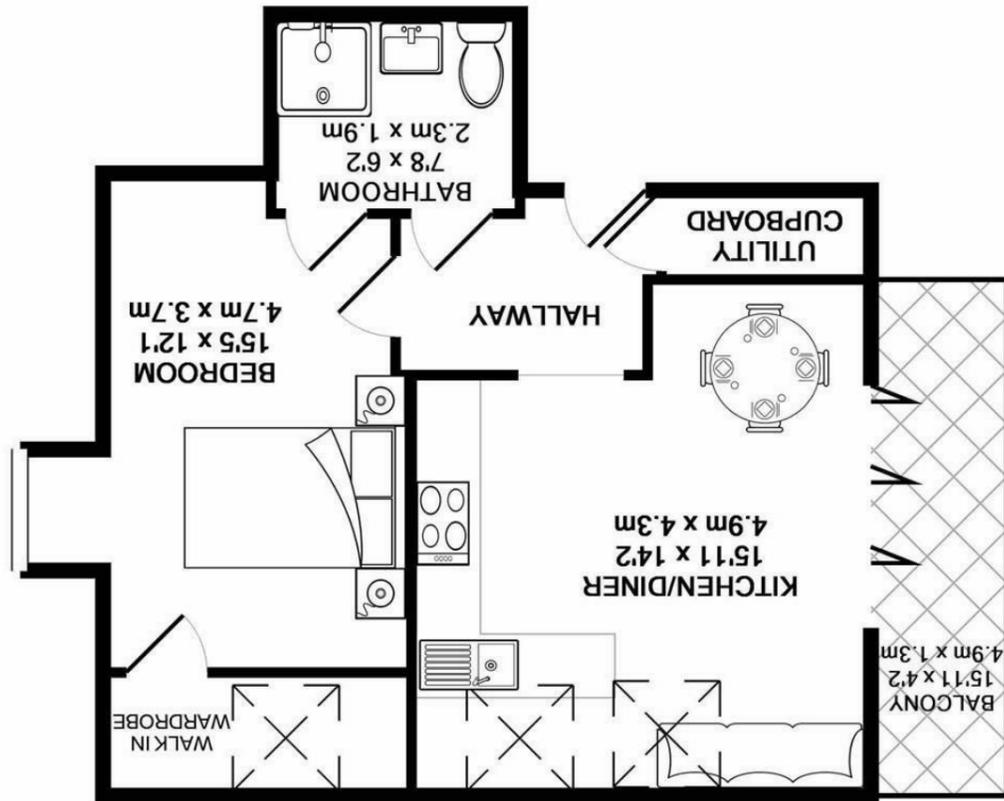


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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





## 7 Nicole Lodge Carshalton Park Road

Carshalton, SM5 3SR

£265,000

PRICE GUIDE £275,000 - £295,000. Silverman Black is delighted to offer this outstanding one bedroom purpose built apartment in arguably Carshalton's premier development of flats. Nicole Lodge is a select, private development of around a dozen individually designed luxury apartments which boasts full lift services to all floors, a lovely communal patio garden and secure, gated "under-croft" parking facilities - located within a five minute walk of both the Village center and Carshalton BR station. This second floor apartment affords good sized and well-proportioned living accommodation, which comprises a generous living room incorporating a luxury integrated kitchen, a large double bedroom with walk-in wardrobe and ensuite "Jack & Jill" shower room, a good sized hallway with a sizable storage/utility cupboard (inc the boiler and plumbing for the washing machine) and a full width, south facing balcony with bi-fold doors from the living area. Externally, there is one allocated space in the secure underground parking facility, lift service to all floors, well maintained hallways and a large communal patio garden - ideal for BBQ's & al-fresco dining! The apartment also comes with a long lease and will be sold vacant and with no onward chain. Viewing is most highly recommended, so please call us to organize a suitable appointment.

- A luxurious and well-proportioned one bedroom second floor apartment with a balcony in one of Carshalton's most sought after developments
- Accommodation comprises a spacious Living Room with fully integrated Kitchen facility, a generous Double Bedroom with walk-in wardrobe and "Jack & Jill" Ensuite Shower Room, a full width, south facing Balcony and allocated, secure parking
- Other benefits include full central heating & double glazing, lift services to all floors, a large communal patio garden and a long lease
- Vacant Possession with no onward chain
- Select private development located roughly 5 minutes walk from both Carshalton Village center and local BR station
- EPC rating: C (79/80)
- Viewing Highly Recommended

