

1ST FLOOR  
 APPROX. FLOOR  
 AREA 658 SQ.FT.  
 (61.1 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.4 SQ.M.)



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.  
 Made with Metropix ©2021

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





**16A High Street**  
Carshalton, SM5 3AG

**£1,500 Per Calendar Month**

Available mid April 2023 - Unfurnished. Located right in the heart of Carshalton Village, Silverman Black is delighted to offer this fabulous, unique, two bedroom split level apartment, forming the top two floors of a Grade II listed building. Fully refurbished to a high specification a few years ago, and due to be completely repainted between tenancies, the apartment has it's own front door and an allocated parking space, a generously proportioned living room and dining area, a fully integrated kitchen, a spacious main bedroom with an ensuite shower room and a family bathroom on the first floor, with a second "garret" style bedroom on the top floor, built into the eaves. A quirky, charming and characterful apartment in the heart of a vibrant & bustling village! The shops are immediately on hand, Carshalton BR station is about a five minute walk past The Ponds, whilst Grove Park is almost directly opposite and Carshalton Park is 2-3 minutes walk away. Viewing is very highly recommended - so call today to book your appointment.

- Available mid April 2023 - unfurnished
- A unique, charming & characterful split-level two bedroom, two bathroom apartment located in the heart of Carshalton Village
- Covering the top two floors of this Grade II listed building, the apartment has it's own front door, a good size lounge with separate dining area, a fully fitted kitchen with all built in appliances. two generous bedrooms and two bathrooms
- Full gas fired central heating to radiators, ample storage, quality floor coverings, the flat is being repainted between tenancies
- Private access, allocated parking space
- EPC rating: D (63/65) report commissioned in September 2013
- A full range of shops, Grove Park, The Ponds and All Saints Church are all just yards from your front door, Carshalton BR station is only about 5 minutes walk away, Carshalton Beeches BR station is just over 0.5 miles (12 minutes) walk away
- Viewing highly recommended.

