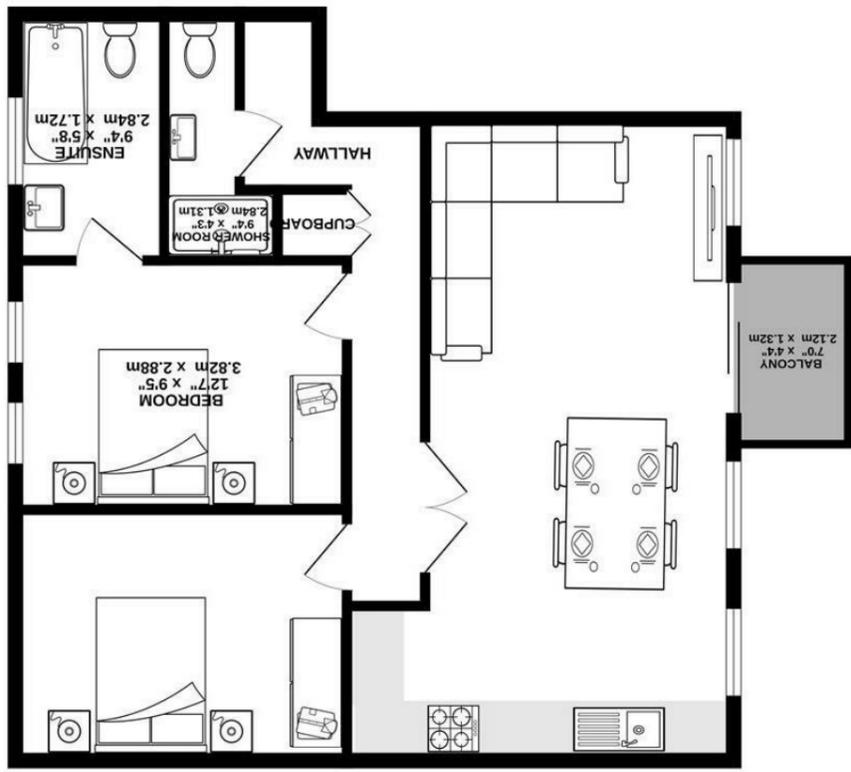


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, wall thickness and room doors are approximate and not intended to be used as such for any prospective purchase. The floorplan, together with any other information, is provided for guidance only and should not be relied upon as a guarantee of any kind. The floorplan is provided for guidance only and should not be relied upon as a guarantee of any kind.



**FIRST FLOOR**  
 706 sq.ft. (65.6 sq.m.) approx.

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





**17a North Street**  
**CARSHALTON, SM5 2HW**

**Price Guide £335,000**

Silverman Black is delighted to offer this spacious and well presented two bedroom/two bathroom first floor apartment located right in the heart of Carshalton - less than a five minute walk from both the Village centre and Carshalton BR station. A generously proportioned and modern apartment, the property features a large open plan living room with a fully equipped kitchen and a sunny west-facing balcony, with two genuine double bedrooms and two bath/shower rooms including a full en-suite bathroom with the Master bedroom. Other benefits include full gas fired central heating to radiators, double glazed windows, a security entry phone system, well maintained communal areas, a long lease (approx 130 years remaining) and an allocated parking space in a secure car parking compound, protected by electronically operated gates. Presented in good decorative condition and being sold vacant (with no onward chain), we strongly recommend viewing this wonderful apartment. In terms of local facilities, the apartment is located only about 200 yards from Carshalton BR station (affording easy access to both London Victoria & Clapham Junction), Grove Park - reputed to be the finest remaining example of a Victorian urban park in London - The Ponds and the Ecology Centre, and around 350 yards from the bars, restaurants and shops of the Village centre - so could hardly be more conveniently positioned in the middle of everything! Bus services are immediately on hand providing a regular services to Purley, Crystal Palace, Morden and Tooting Broadway. A "must view" for first time buyers, investors or commuters - so call today to book your appointment to visit.



- A spacious and well-presented two bedroom/two bathroom first floor apartment located right in the heart of Carshalton - only 200 yards from the local BR station
- The apartment features a bright and airy open plan living room which incorporates a fully equipped kitchen and affords access to a private west-facing balcony
- Master bedroom with a full en-suite bathroom facility, second double bedroom, additional cloak/shower room
- Gas/Radiator central heating, Double Glazing, one allocated parking space in a secure gated compound, well presented communal areas
- Vacant possession with no onward chain
- Council tax band "C": EPC Rating "C"; Leasehold - long lease term remaining around 130 years
- 200 yards from Carshalton BR station - affording easy access to London Victoria and Clapham Junction stations
- 200 yards from the Ecology Centre, The Grove, The Ponds & approx 350 yards from the Village centre
- Viewing of this exceptional apartment is highly recommended - so call today to book your appointment.

