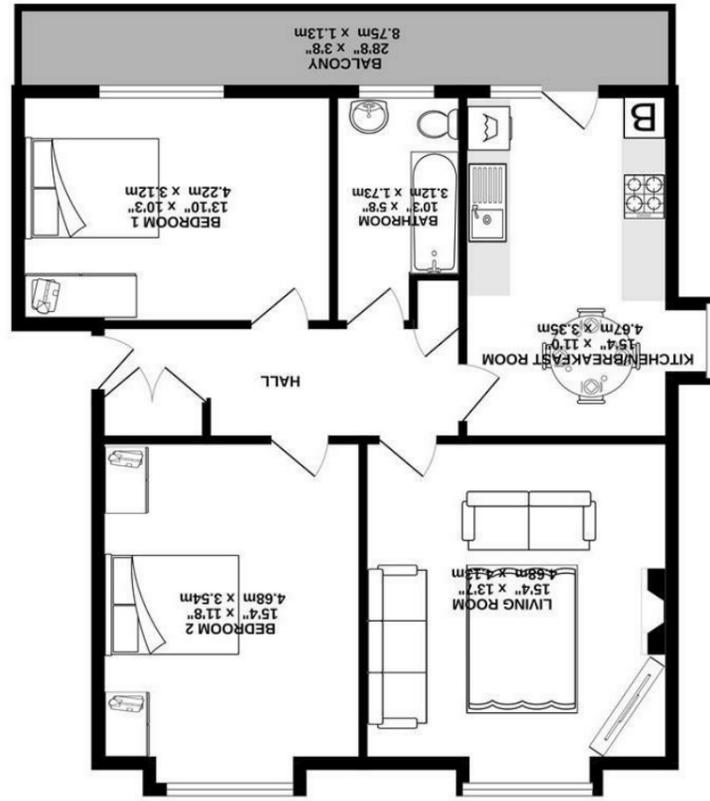


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for errors of detail, omissions, errors and any other items are approximately to scale. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given.
 Made with AutoCAD 2023



SECOND FLOOR
 796 sq.ft. (73.9 sq.m.) approx.

SILVERMAN
BLACK
 PROPERTY SPECIALISTS





66 Beechwood Court West Street Lane Carshalton, SM5 2QA

Price Guide £325,000

Silverman Black is delighted to offer this spacious and well presented two bedroom apartment located in the private, gated Beechwood Court development, only 5 minutes walk from Carshalton BR station. Located on the second floor of this mansion block, the apartment enjoys uninterrupted views over The Grove and the local Ecology Centre and affords both generous and well proportioned accommodation which incorporates a large living room, an eat-in kitchen/breakfast room, two large double bedrooms (both with fitted wardrobes & drawer units) and a family bathroom. Externally, there is a full width rear balcony, some pristine communal gardens, a central "quad" and, importantly, a garage located en bloc within the compound. Being sold with full vacant possession and no onward chain, other benefits include gas/radiator central heating, double glazing, a long unexpired term on the lease of around 105 years and a full-time caretaker, who maintains the manicured grounds and looks after the communal areas within the blocks! As mentioned, Carshalton BR station is only about 200 m from the gates of Beechwood Court - with fast trains to Clapham Junction and London Victoria departing every 30 minutes during peak times - whilst Carshalton Ponds and the Village centre are a similar distance away - only a short stroll across The Grove, which is reputed to be the finest example of a Victorian urban park remaining in London. Other facilities include the Westcroft Leisure Centre, Carshalton Park and the Cryer Theatre which are all about half a mile distant, and an enviable array of educational facilities within a few hundred yards. Viewing of this exceptional mansion apartment is very strongly recommended - so call today to arrange your appointment to visit.

- A delightful two bedroom, second floor mansion flat with a garage, located in one of Carshalton's most sought after gated developments
- Spacious and well proportioned living accommodation incorporating larger than average living room, kitchen/breakfast room and two double bedrooms
- Garage located en bloc within the development, with communal resident's parking; Other benefits include gas/radiator central heating, double glazing, a full width rear balcony, whilst the development also employs a full-time caretaker
- Full Vacant Possession with no onward chain
- Lease term of approximately 105 years unexpired; Council Tax Band "C;" EPC rating "C" (74/79)
- Panoramic views over The Grove, Carshalton Ponds and the Sutton Ecology Centre towards All Saints Church
- Carshalton BR station - with two fast trains per hour into Clapham Junction and London Victoria - is less than 5 minutes walk from the development
- Carshalton Village centre, several excellent schools & colleges, The Westcroft leisure Centre and The Cryer Theatre are all within 0.5 miles
- Viewing of this exceptional mansion flat is highly recommended - so call today to book an appointment to visit

