SILVERMAN
BLACK
PROPERTY SPECIALISTS

A Bank House, 14 High Street, Carshalton, Surrey SM5 3AG
T 0208 773 2929   E info@silvermanblack.co.uk
W www.silvermanblack.co.uk

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 ©2014

TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

PATIO GARDEN
25' approx x 13'8
7.6m approx x 4.2m

LIVING ROOM/
KITCHEN
16'1 x 13'8
4.9m x 4.2m

AIRING CUPBOARD

BEDROOM

SILVERMAN
BLACK
PROPERTY SPECIALISTS

76 Vellum Drive, (FEES APPLY), Surrey, SM5 2TS   **£895 PCM**

76 Vellum Drive

(FEES APPLY), SM5 2TS   **£895 PCM**

A well presented one bedroom ground floor maisonette on the popular Vellum Drive development with the added advantages of a good size private garden and allocated parking space. Affording easy access to the recently refurbished Westcroft Centre and Grove Park, Carshalton BR station and Village Centre are only about 10 minutes walk away. The accommodation comprises a good size Living Room with well equipped Kitchen, an inner hallway with a deep under stairs cupboard (which could be used as a small computer area), a double bedroom and shower room. Externally the property has a completely enclosed and private patio garden (approx. 18 ft x 14 ft) and consequently the landlord would be prepared to consider tenants with pets. Additionally there is a lockable storage cupboard and a single allocated parking space. Available from around 1st September 2019 - Unfurnished

- Available from around 1st September 2019 - Unfurnished
- A centrally located one bedroom ground floor apartment on the popular Vellum Drive development
- Good size lounge, well equipped kitchen area, double bedroom, shower room
- Enclosed private garden with lockable storage locker, allocated parking space
- Landlord will consider well behaved pets
- EPC Rating: E (46/81)
- Carshalton Village centre 0.25 m, Carshalton BR station 0.5 miles - approx 11 mins walk, Westcroft Leisure Centre approx 5 mins walk
- Viewing highly recommended