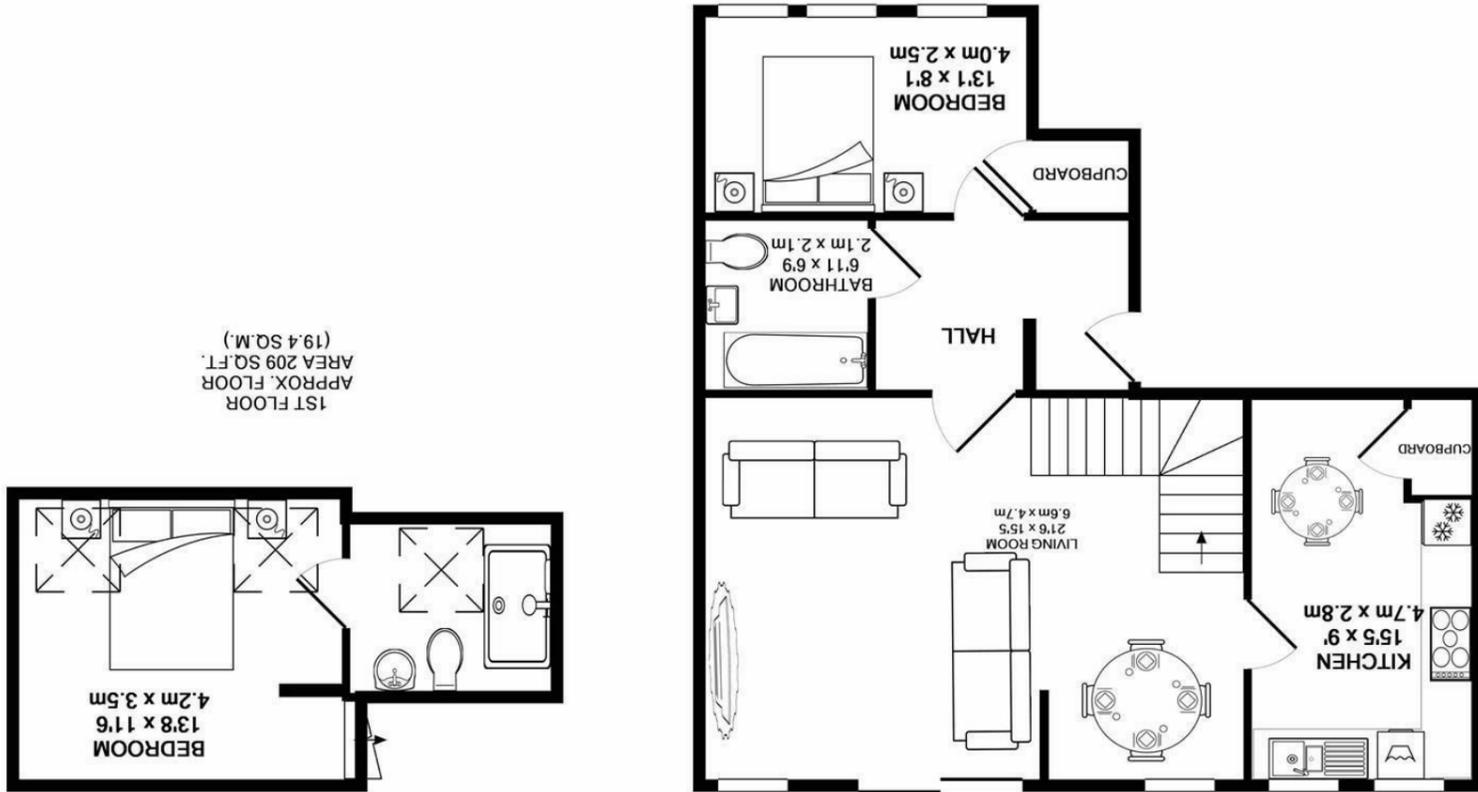


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 SQ.M.)

GROUND FLOOR
 APPROX. FLOOR
 AREA 704 SQ.FT.
 (65.4 SQ.M.)



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Flat 6 Hamilton House

Carshalton, SM5 2HW

£1,250

Available Immediately - Part or Unfurnished. One of the best apartments in Carshalton! Over 900 sq ft of luxury accommodation in this spectacular duplex apartment, located less than five minutes walk from both Carshalton Village and BR station. Featuring a wide spiral staircase and a galleried master bedroom (looking down into the open plan living area), this characterful apartment was only built about 5 years ago - so incorporates a beautiful fully fitted kitchen with dishwasher, washer/dryer, sub-zero work surfaces and even a wine cooler! The living room is an exceptional size with ample space for the largest sofas and a good size dining suite, and has patio doors leading onto a west-facing private balcony - a real bonus in the summer months! The guest bedroom and a full family bathroom are on the entrance level, whilst the master bedroom and a great ensuite shower room are on the top floor. In addition there is full gas fired central heating, double glazing, a video entryphone security system and a gated parking area, where this flat has one allocated parking space. Viewing is most highly recommended as we expect the first viewer to place a deposit on this truly amazing apartment.

