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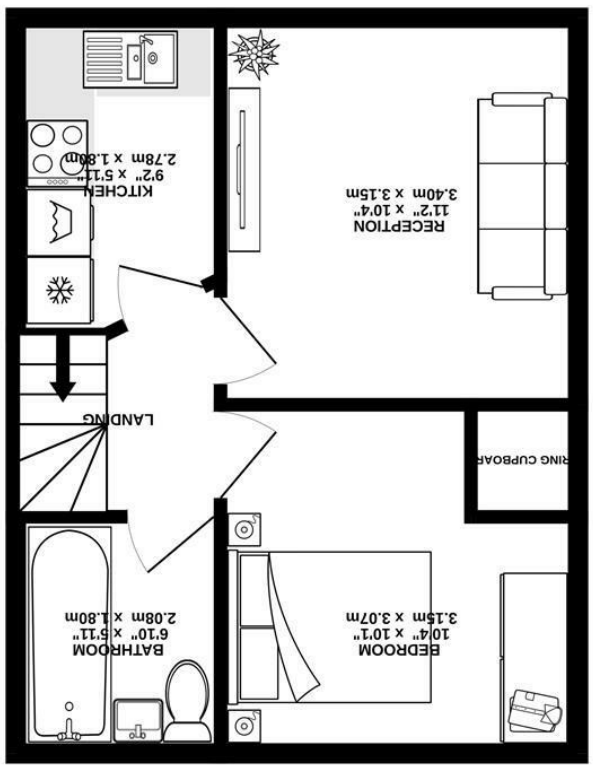
SILVERMAN BLACK
PROPERTY SPECIALISTS



GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.

TOTAL FLOOR AREA : 345 sq.ft. (32.0 sq.m.) approx.

Whilst 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 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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61b Buckhurst Avenue, Carshalton, SM5 1NZ **£1,200 Per Calendar Month**

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Carshalton, SM5 1NZ

£1,200 Per Calendar Month

Avaliable early January 2026 Located on Buckhurst Avenue in Carshalton, this delightful first-floor flat offers a perfect blend of comfort and modern living. With one bedroom, this property is ideal for professional individuals or couples seeking a well located abode. The flat boasts a well-appointed reception room, providing a welcoming space for relaxation or entertaining guests. One of the standout features of this property is its own private rear garden, a rare find in flat living, allowing for outdoor enjoyment and a touch of nature right at your doorstep. Additionally, the flat includes access to a private loft space, offering ample storage. The kitchen has been thoughtfully renovated, showcasing contemporary finishes and functionality, making it a joy for any home cook. The electric shower in the bathroom adds a modern touch, ensuring convenience and comfort. The property has been newly decorated throughout, creating a fresh and inviting atmosphere. With electric heating, you can enjoy warmth and comfort during the cooler months. Off-street parking at the front of the property provides added convenience, making this flat not only a lovely home but also a practical choice. This flat on Buckhurst Avenue is a wonderful opportunity for those looking to settle in a peaceful area while enjoying modern amenities. Carshalton BR station is almost exactly 1 mile distant (20 minutes walk), bus services to Morden's Underground terminus run from the end of the road and the journey takes roughly 20 minutes. Call our office today to book your appointment!

- Avaliable early January 2026- Unfurnished
- Conveniently located with a private rear garden and off-street parking
- Accomodation comprises a ground floor entrance, with internal stairs to the reception room, a modern kitchen and bathroom, with a double bedroom
- One double bedroom with an airing cupboard consisting of the water heater and shelving for additional storage
- Double glazed windows throughout, with electric heating, electric shower and ceramic hob
- Council Tax Band: "A"; EPC Rating: "D"
- Full parade of shops less than a mile from the property
- 1 mile (appox. 20 minute walk) to Carshalton BR Station, with bus services to Morden's Underground terminus available from the end of the road
- Viewing highly recommended