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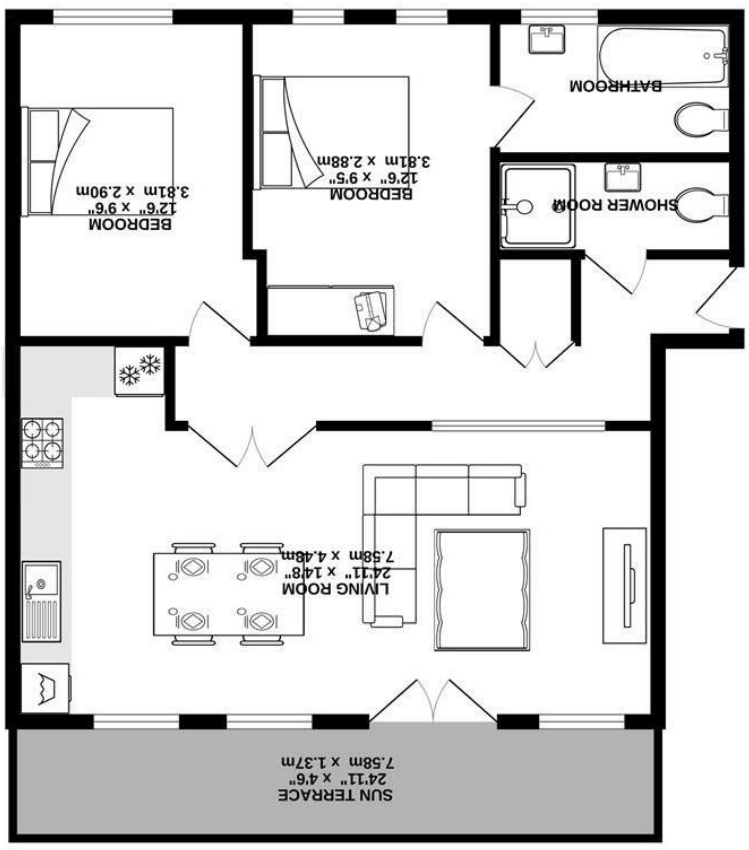
SILVERMAN BLACK
PROPERTY SPECIALISTS



GROUND FLOOR

TOTAL FLOOR AREA : 710sq.ft. (66.0 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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15a North Street, Carshalton, SM5 2HW **Price Guide £335,000**

15a North Street

Carshalton, SM5 2HW

Price Guide £335,000

Available Chain Free! A delightful two double bedroom/two bathroom ground floor apartment located in a well maintained modern development only yards from Carshalton BR Station and Grove Park. Silverman Black is delighted to offer this characterful and well appointed apartment which affords spacious and well-proportioned living accommodation incorporating a generous open plan living/dining room with a fully integrated kitchen suite, two genuine double bedrooms, a full en-suite bathroom with the main bedroom, an additional shower/cloakroom and a deep storage cupboard. Externally, the apartment benefits from a substantial "decked terrace" (accessed from the lounge) which extends over 20 ft in length, is well screened and enjoys a sunny westerly aspect - and also an allocated parking space in a secure gated compound to the rear of the building. Other benefits include gas/radiator central heating, a security entryphone system, double glazing and the balance of a long lease (150 years from 2003 - so c.130 years remaining on the term). The property is ideally located right in the heart of Carshalton Village - less than five minutes walk from Carshalton BR station (affording direct access to Clapham Junction & London Victoria), Grove Park, Carshalton High Street and The Ponds - perfect for first time buyers, professionals needing to commute into town or buyers looking for a "pied-a-terre" within easy striking distance of Central London. Viewing of this exceptional apartment is strongly recommended - so call today to book your appointment.

- A characterful and well-proportioned two bedroom/two bathroom ground floor apartment located in the heart of Carshalton, less than five minutes from Carshalton BR station
- Being sold vacant and with no onward chain
- Accommodation comprises a large open plan living/dining room with a fully integrated kitchen suite, two double bedrooms, two bathrooms (one en-suite)
- Full width, west facing sun deck and one allocated parking space in a secure gated compound
- Double Glazing, Gas/Radiator heating, Security entryphone system
- Leasehold, 150 year term from 2003 - so around 130 years unexpired; Council Tax Band C; EPC rating "C" (79/80)
- Approx 150 m from Carshalton BR station affording direct access to Clapham Junction and London Victoria, approx 5 minutes walk to the centre of Carshalton Village - a short stroll across Grove Park, past The Ponds and All Saints Church
- Viewing very strongly recommended