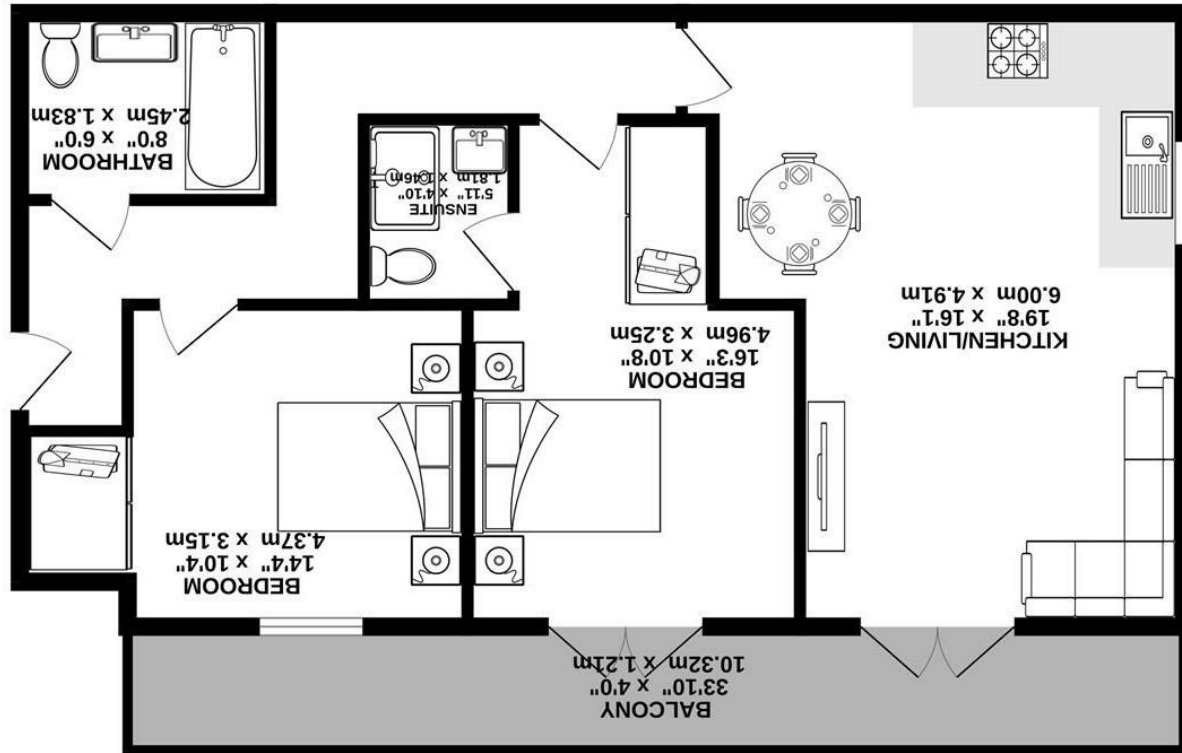


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**GROUND FLOOR**  
 730 sq.ft. (67.8 sq.m.) approx.





## Flat 6 Nicole Lodge Carshalton Park Road

Carshalton, SM5 3SR

**£1,700 Per Calendar Month**

Available Beginning March 2025 - Unfurnished. Silverman Black is delighted to offer this spacious two bedroom/two bathroom apartment located on the first floor of one of Carshalton's most sought after private developments. The apartment incorporates a large open plan living space with a fully integrated kitchen suite and solid wood work top surfaces, a master bedroom suite with shower room and a faux dressing area, a second large double bedroom with a built in double wardrobe and a fully equipped family bathroom. One of the features of the apartment is a sunny, full width (34 ft) balcony which can be accessed from the living room and both bedrooms. Enjoying a sunny westerly aspect, the terrace has enviable views down into the communal gardens of the development - ideal for a glass of wine on a summer's evening or a coffee on a quiet Sunday morning. Other benefits of this landmark building include a full lift service to all residential floors, security entryphone systems, underfloor heating and a secure gated car parking compound located under the building. Nicole Lodge is located on the corner of Carshalton Park Road and Pound Street - almost directly opposite the ponds and the Ecology Centre and less than 5 minutes walk from Carshalton village centre, All Saints Church and Grove Park. Carshalton BR station is approximately 7 minutes walk away - affording easy access to Clapham Junction and London Victoria - whilst Carshalton Beeches BR station is just over 15 minutes walk away (0.75 miles) giving access to London Bridge and East Croydon. A quiet, well maintained and "social" development (the residents hold a number of community events each year).

- Available Beginning of March 2025
- A spacious two bedroom/two bathroom first floor apartment located in one of Carshalton's premier private developments
- Accommodation incorporates a large open plan living room with a fully integrated kitchen suite, master bedroom with en-suite shower and dressing area, second double bedroom & family bathroom
- Full width, 34 ft west facing balcony with views over the communal courtyard gardens
- Lift service to all floors, under floor heating, gated secure parking compound under the building
- Council Tax Band "E"; EPC Rating "C" expired April 2022 - new certificate awaited
- Viewing is extremely highly recommended
- Less than 5 minutes walk to the Ponds & Sutton Ecology Centre, All Saints Church, the Village centre and Grove Park. 7 minutes walk to Carshalton BR station - giving access to London Victoria and Clapham Junction
- 16 minutes walk (0.75 miles) to Carshalton Beeches BR station giving access to London Bridge and East Croydon

