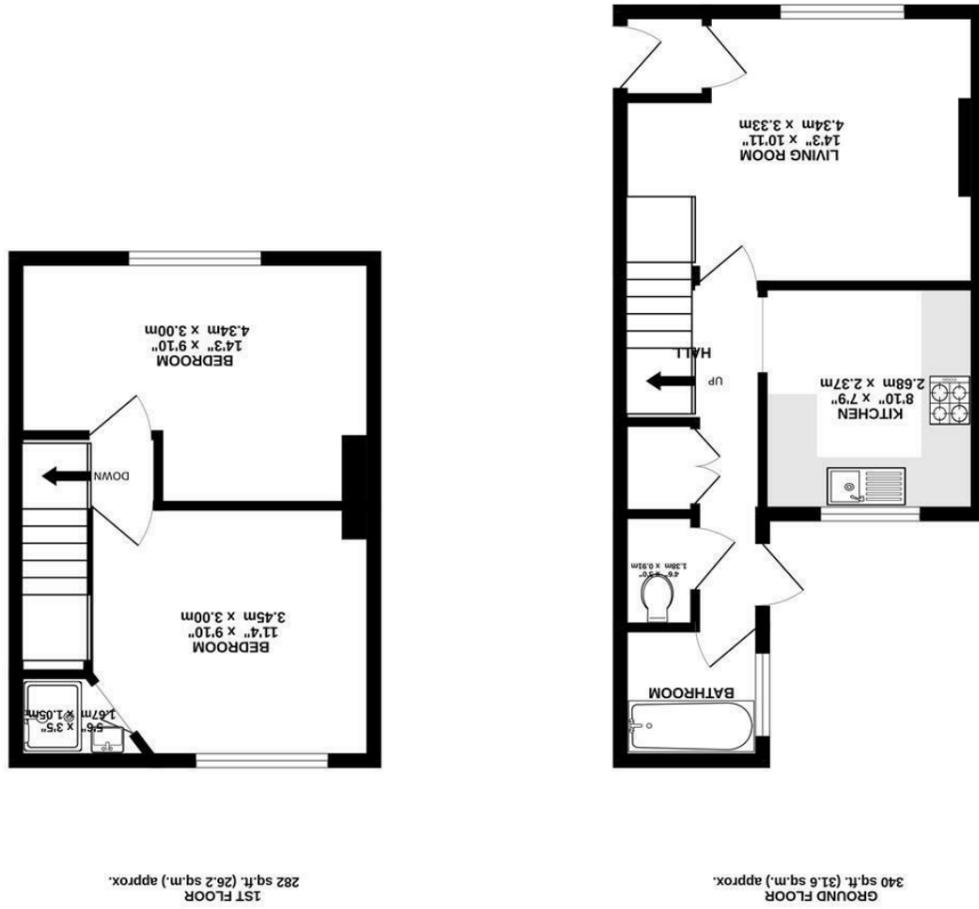


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and appliances shown have not been made and no guarantee is given as to their operation or efficiency can be given. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been installed and no guarantee is given as to their operation or efficiency can be given. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been installed and no guarantee is given as to their operation or efficiency can be given.



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 46 Shap Crescent

Carshalton, SM5 1LU

**£1,800 Per Calendar Month**

Silverman Black is delighted to offer this spacious and well-presented two bedroom end of terrace house to the rental market. Situated on the popular St Helier Estate, which enjoys direct access to a large, private, sunny, south-west facing rear garden! The accommodation within the property comprises of a good size spacious lounge, a modern kitchen facility, two generous bedrooms and a downstairs bathroom with a separate WC. Other benefits include full gas fired central heating to radiators, lovely wood flooring, double glazed windows. Externally, the rear garden is a particular delight and benefits from a shed at the rear of the garden and a storage space next to the property. The garden is generously proportioned and there is two off street parking spaces to the front. In terms of facilities, the area is well served for schools, shops and open spaces, whilst Mitcham Junction BR station offers 4 fast trains per hour to London Victoria (24 mins) & the Tram Link, affording access to East Croydon, Wimbledon & Beckenham, is approximately 1 mile distant. The property is available immediately

- Available immediately
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- The accommodation within the property comprises of a good size spacious lounge, a modern kitchen facility, two generous bedrooms and a downstairs bathroom with a separate WC.
- Externally, the rear garden is a particular delight and benefits from a shed at the rear of the garden and a storage space next to the property.
- The garden is generously proportioned and there is two off street parking spaces to the front.
- EPC rating C
- Viewing highly recommended, No pets

