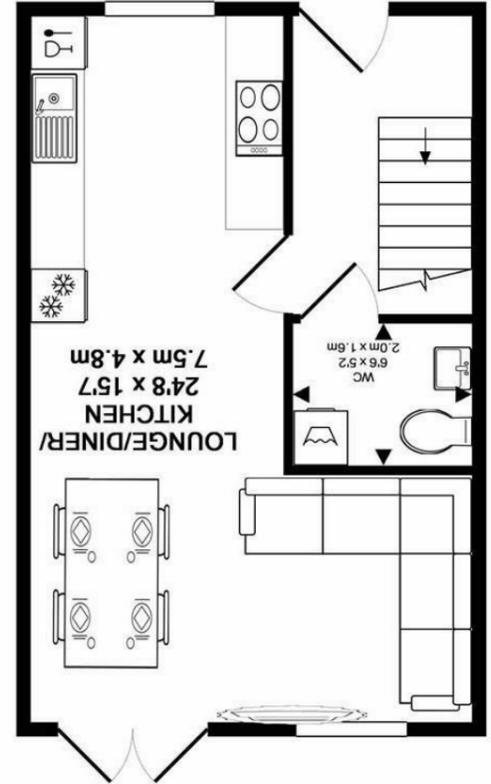
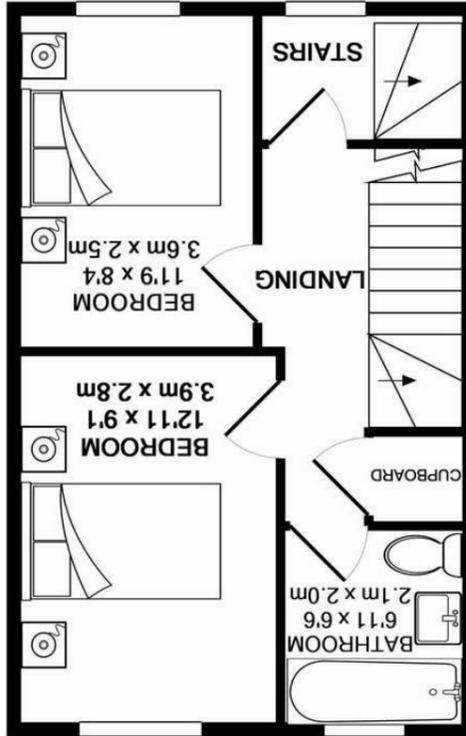
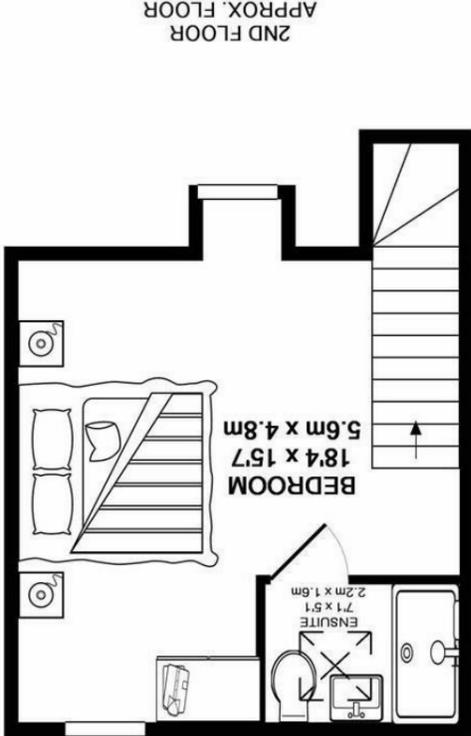


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA 384 SQ.FT.  
(35.7 SQ.M.)

2ND FLOOR  
APPROX. FLOOR AREA 274 SQ.FT.  
(25.5 SQ.M.)



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





### 3 Upper Courtyard CARSHALTON, SM5 2PR

£2,300 PCM

Available Immediately - Short Let only/Flexible terms available. Style and Convenience! Upper Courtyard is a small, select, mews-style development of just six properties located off West Street in the heart of Carshalton - less than a five minute walk away from both the Village centre, The Grove and Carshalton BR station. Ideal for commuters or families, No 3 is a spacious and well equipped three bedroom, two bathroom town house, built only about 8 years ago, which affords well proportioned and stylish living accommodation spread over three floors. The ground floor offers a good size L-shaped living space with a fully integrated kitchen to the front and a lounge/dining room to the rear and a cloakroom, with two generously proportioned fully fitted double bedrooms and family bathroom on the first floor and a substantial master bedroom with luxury ensuite shower on the top floor. The property is fully double glazed, centrally heated and well equipped - the kitchen fittings include a washing machine, tumble dryer, dish washer, fridge freezer and even a wine cooler! Externally, there is one private parking space, a pleasant enclosed front garden and a small private terrace garden to the rear. In terms of local facilities, the shops, bars and restaurants of Carshalton Village are 0.25 miles distant - a five minute walk across The Grove - whilst Carshalton BR station (affording fast access to Clapham Junction & London Victoria) is only 0.1 miles away (2 minutes walk). Also close at hand are several excellent local schools - with St Philomena's, St Marys, All Saints, Victor Seymour, the Harris Academy, Carshalton Girls and Carshalton College all within a half mile radius - the Ecology Centre, Carshalton Ponds and All Saints Church. Viewing is highly recommended - so call today to book your appointment to visit.



- A modern three bedroom two bathroom terraced townhouse located in a select private development less than five minutes walk from Carshalton BR station
- Available immediately - Short Let only
- Accommodation comprises a good size L-shaped living area with well equipped integrated kitchen, cloak/utility room on the ground floor with three double bedrooms & two bathrooms over the upper two floors
- Small formal front garden, enclosed courtyard garden to the rear, allocated parking space
- Fully double glazed & centrally heated
- EPC rating: B (85/94); Council Tax Band B;
- 0.1 mile to Carshalton BR station (approx 2 mins walk); 0.25 miles to the Village Centre, Ponds, All Saints church and the Ecology Centre
- Several exceptional schools - including St Philomena's, St Marys, All Saints, Carshalton Girls & Carshalton College - all within a half mile radius
- Viewing highly recommended.

