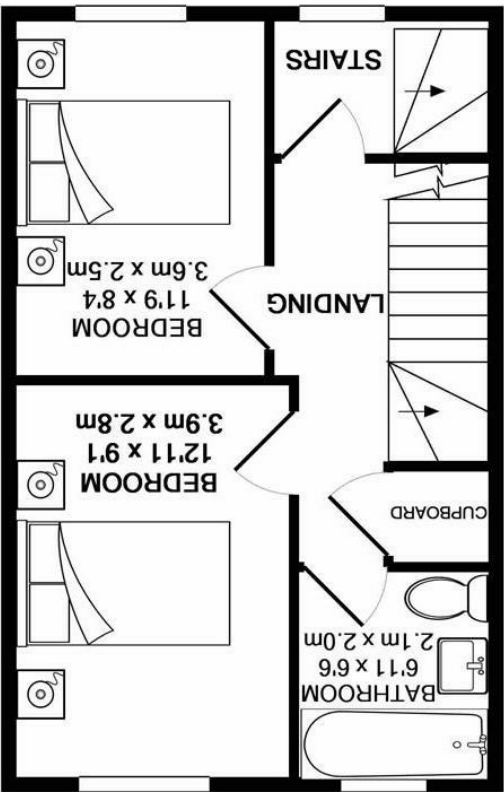
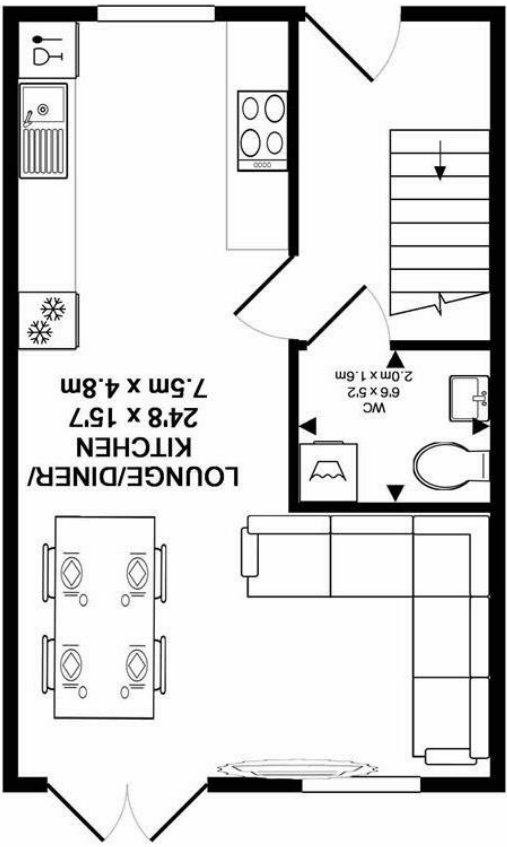


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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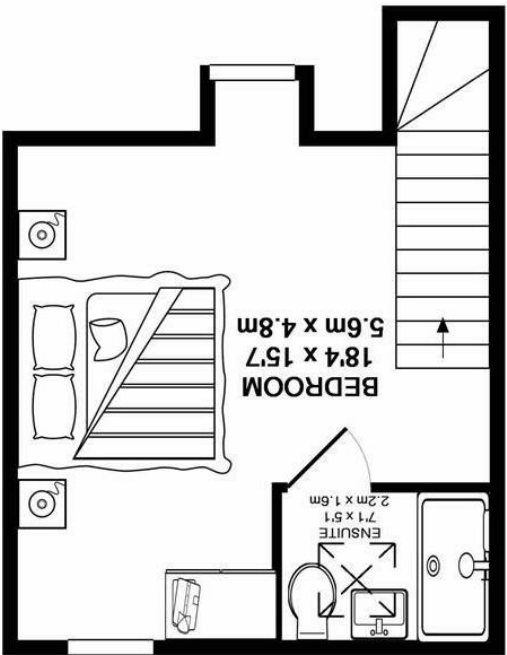
1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)



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



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





3 Upper Courtyard

CARSHALTON, SM5 2PR

£2,100 Per Calendar Month

Available around mid-August 2022 - Unfurnished. Style and Convenience! Upper Courtyard is a small, select, mews-style development of just six properties located off West Street, less than a five minute walk away from both the Village centre, green park spaces 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 3 years ago, which affords well proportioned and stylish living accommodation spread over three floors. The ground floor offers a generous L-shaped living space with a fully integrated kitchen to the front and a lounge/dining room to the rear with a cloakroom, with two sizable 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 and centrally heated, whilst the kitchen equipment includes a washing machine, tumble drier, dish washer, fridge freezer and even a wine cooler! Externally, there is one private parking space, a pleasant front garden and a small patio rear garden. Viewing is highly recommended.



- A modern three bedroom two bathroom terraced townhouse located in a select private development less than five minutes walk from Carshalton BR station
- Available Mid August 2022 - Unfurnished
- Accommodation comprising a good size 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)
- Viewing strongly recommended

