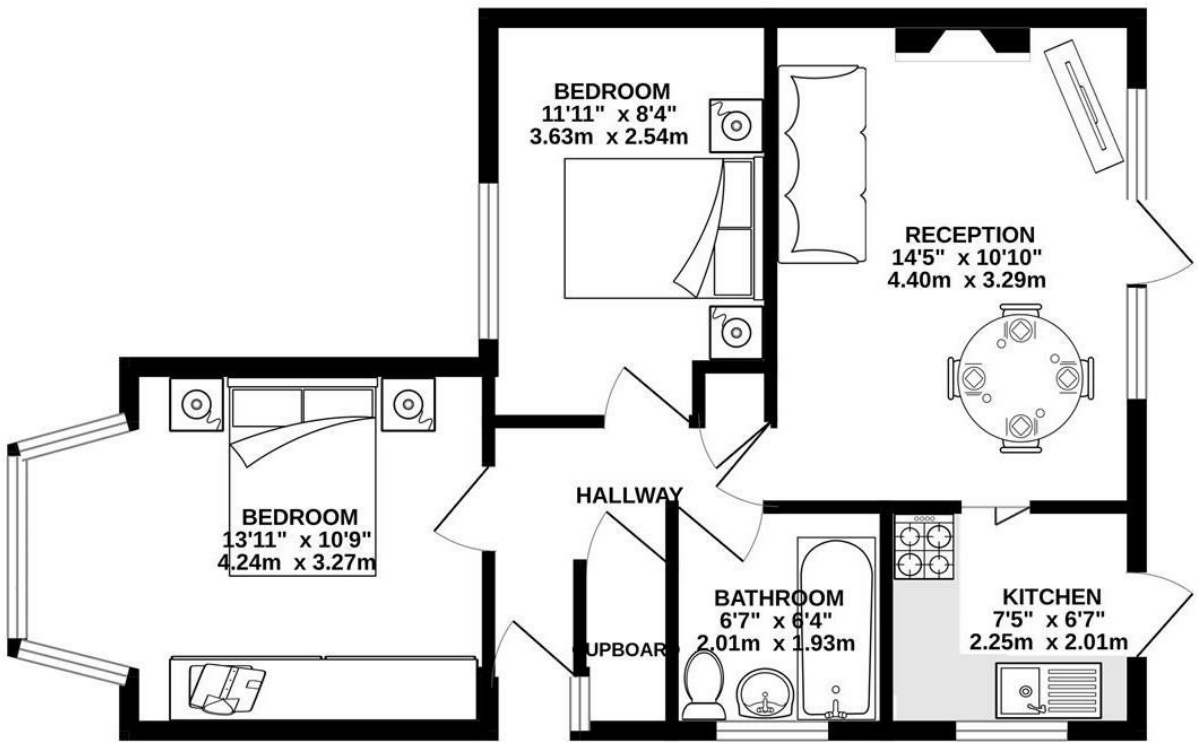
**Flat 3 Devonshire House Mill Lane, Carshalton, SM5 2JP** — **£1,600 Per Calendar Month**

SILVERMAN BLACK
PROPERTY SPECIALISTS

**GROUND FLOOR**
**530 sq.ft. (49.3 sq.m.) approx.**




**TOTAL FLOOR AREA : 530 sq.ft. (49.3 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.
Made with Metropix ©2024


A Bank House, 14 High Street, Carshalton, Surrey SM5 3AQ
T 0208 773 2929 E info@silvermanblack.co.uk
W www.silvermanblack.co.uk


SILVERMAN BLACK
PROPERTY SPECIALISTS

# Flat 3 Devonshire House Mill Lane

Carshalton, SM5 2JP

**£1,600 Per Calendar Month**

Available Immediately - Unfurnished. Silverman Black is delighted to offer this spacious and well equipped two bedroom ground floor maisonette with a generous private garden, located within walking distance of Grove Park, Carshalton Village centre and both Carshalton and Hackbridge BR stations. Benefitting from being recently redecorated, the apartment affords a good size entrance hall with ample storage cupboards, a large living room with French doors out onto the garden, a well equipped kitchen, two good size double bedrooms and a fitted bathroom with overbath electric shower. Other advantages include full double glazing, gas/radiator central heating, and a pretty and a 40 ft private rear garden.

In terms of local facilities, The Grove (reputed to be the finest remaining example of a Victorian urban park left in London) is a five minute walk away, whilst The Westcroft Leisure Centre and Carshalton Village centre are both within 0.5 miles - about a 10 minute walk! Carshalton BR station, which affords easy & fast access to Clapham Junction & London Victoria, is marginally closer (at 0.7 miles) than Hackbridge BR station (0.8 miles) - but both are just over 15 minutes walk away.

Early viewing is highly recommended.

- Available Immediately - Unfurnished
- A recently redecorated two bedrom ground floor maisonette with it's own private garden
- Accommodation comprising entrance hall, large living room, kitchen, two double bedroom and a modern bathroom
- Gas/Radiator central heating, double glazing, 40 ft private rear garden
- Council Tax Band C; EPC rating: awaited
- 0.25 miles to The Grove; 0.5 miles to the Westcroft Centre and Carshalton Village centre, 0.7 miles to Carshalton BR station, 0.8 miles to Hackbridge BR station
- Viewing is strongly recommended