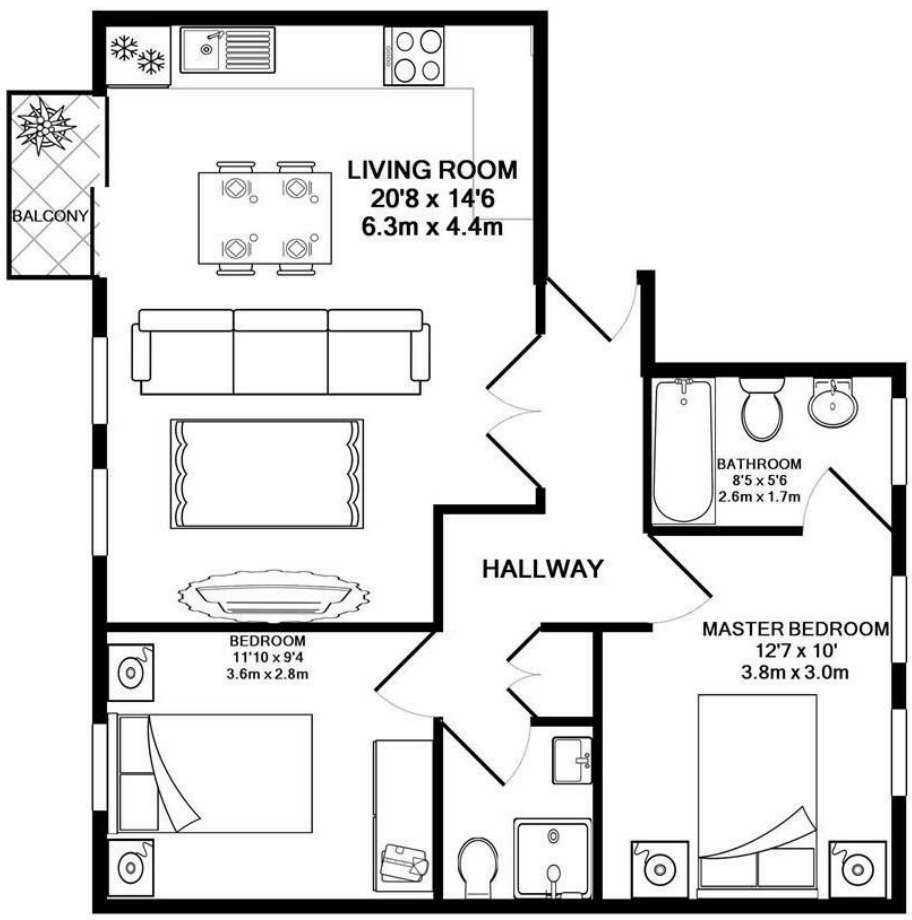
17 North Street, CARSHALTON, Surrey, SM5 2HW **£335,000**

SILVERMAN BLACK
PROPERTY SPECIALISTS



TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

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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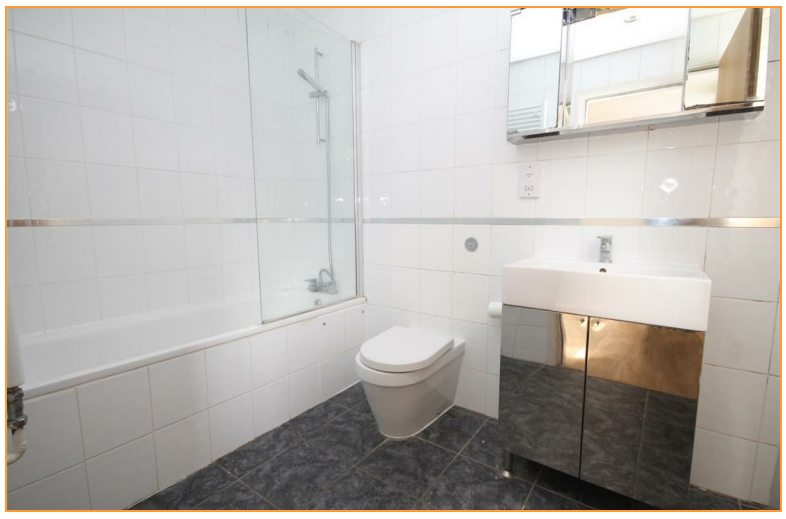

17 North Street

CARSHALTON, SM5 2HW

£335,000

Silverman Black is delighted to offer this spacious two bedroom, two bathroom first floor apartment - located in the heart of Carshalton Village, so ideal for buyers who like everything to be "on hand". A spacious and modern apartment, the accommodation comprises of a spacious entrance hall, a generously proportioned living room with a fully equipped open plan kitchen and a private balcony - which enjoys a sunny westerly aspect - a master bedroom with an full en-suite bathroom, a second generously proportioned double bedroom and a separate cloak/shower room. Other benefits include full gas fired central heating to radiators, double glazed windows, a security entry phone system, well maintained communal areas, a long lease (approx 130 years remaining) and an allocated parking space in a secure car park, protected by electronically operated gates. Presented in good decorative condition and being sold vacant (with no onward chain), we strongly recommend viewing this wonderful apartment. In terms of local facilities, the apartment is located only about 200 yards from Carshalton BR station (accessing London Victoria & Clapham Junction), Grove Park, The Ponds and Village centre - so could hardly be more conveniently positioned - with bus services about 100 yards away providing a regular services to Purley, Crystal Palace, Morden and Tooting Broadway. Call today to book your appointment to visit.

- A charming, centrally located two bed/two bath first floor apartment, located only about 200 yards from Carshalton BR station & The Village
- Generous accommodation incorporating a large open plan living space with a fully integrated kitchen & sunny west-facing balcony, a master bedroom with full en-suite bathroom, a second double bedroom and a cloak/shower room
- Allocated parking space in a secure gated parking compound to the rear of the building
- Vacant possession with no onward chain
- Double glazing, gas/radiator central heating, security entryphone system
- Long lease - approximately 130 years unexpired currently
- EPC rating: "B" (82/82), Council Tax Banding "C"
- Located about 200 yards from Carshalton BR station, Grove Park, The Ponds and Carshalton Village
- Viewing highly recommended - so book your appointment to visit today