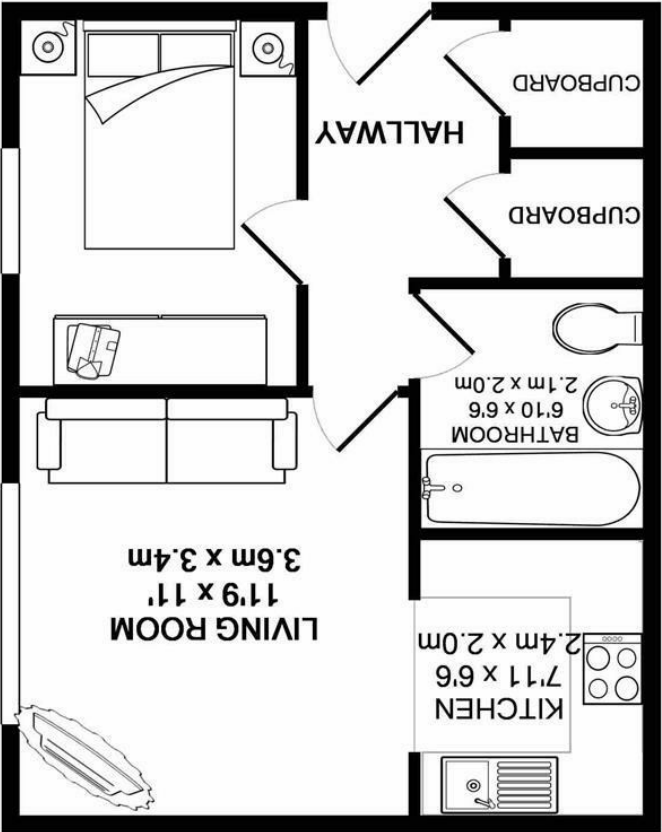


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 387 SQ.FT. (35.9 SQ.M.)





Flat 13 Leeds Court

Carshalton, SM5 2JA

£1,100 Per Calendar Month

Available Beginning of February 2026- Unfurnished. A good size and very nicely presented one bedroom ground floor purpose built apartment, situated in a small private development within easy walking distance of Carshalton Village, The Ponds, Grove Park and Carshalton BR station. Available unfurnished, the flat affords well equipped Kitchen and Bathroom suites, together with good size Lounge and Bedroom facilities with ample storage. Externally the apartments are set in well maintained grounds with ample resident's parking to the rear. Council Tax Band "B"; EPC rating "C". An early viewing is highly recommended.

- Available Beginning of February 2026
- A delightful one bedroom ground floor flat
- Good size lounge and ample storage
- Located in a quiet, sought after development
- Allocated parking
- Close to Carshalton BR Station and Town Centre
- Council Tax Band "B"; EPC rating "C"
- Viewing Highly Recommended

