Made with Metropix ©2020

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

TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)

BEDROOM
10'3 x 10'
3.1m x 3.0m

BEDROOM
13'3 x 11'1 max
4.0m x 3.4m max

CUPBOARD

CUPBOARD

LANDING

CUPBOARD

CUPBOARD

RECEPTION ROOM
17' max x 12'8
5.2m max x 3.9m

KITCHEN
9'4 x 8'2
2.8m x 2.5m

ENTRANCE FLOOR
APPROX. FLOOR
AREA 45 SQ.FT.
(4.2 SQ.M.)

HALL

SILVERMAN
BLACK
PROPERTY SPECIALISTS

40 Strawberry Lane, CARSHALTON, Surrey, SM5 2NQ

£1,300 Per Calendar Month
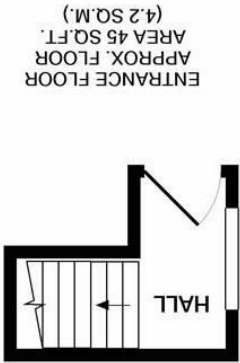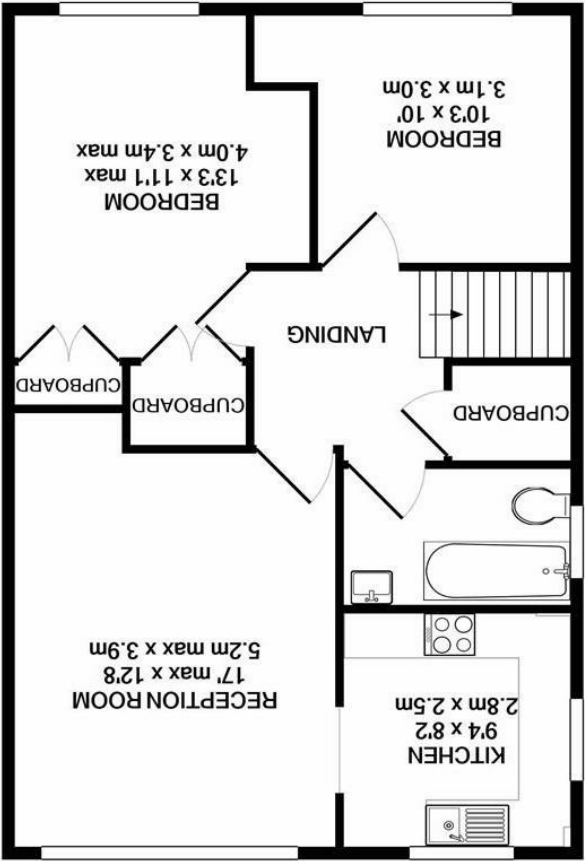
40 Strawberry Lane

CARSHALTON, SM5 2NQ

£1,300 Per Calendar Month

Available End of December 2021 - Unfurnished. Silverman Black is delighted to offer this spacious two bedroom first floor maisonette with a garage and private garden, which is ideally located for commuters being only about 12 minutes walk from both Carshalton (0.6 miles) and Hackbridge BR stations (0.7 miles). The landlord is currently arranging a "refresh" of the apartment between tenancies, which will include substantial redecoration, some new carpets and a full professional clean - works which should be finished shortly. Affording two double bedrooms, a large living room and refitted bathroom and kitchen (all "white goods" included) suites, the apartment is double glazed and has gas fired central heating to radiators. In addition there is ample storage space in a large enclosed utilities cupboard and there is access to a substantial loft. Externally there is a private west facing section of garden, which the landlord has recently refurbished, and a single garage (en bloc) to the rear of the site. Viewing is strongly recommended.

- Available End of December 2021 Unfurnished
- A spacious two double bedroom first floor maisonette with a private section of garden and a single garage - currently being "refreshed" between tenancies
- Accommodation comprises of a large entrance hall, a walk-in storage/utilities cupboard, a substantial L-shaped lounge, a refitted kitchen with all white goods, two double bedrooms & a well fitted family bathroom
- Externally, there is a good size, west-facing section of private garden to the rear and a single garage, en bloc at the back of the site
- Full double glazing, gas/radiator central heating, ample storage
- Approx 12 mins walk to both Hackbridge and Carshalton BR stations, local bus services are located at the end of the street giving access to Purley and Morden (Northern Line tube link), approximately 1.5 miles from Mitcham Junction BR/Tram stop
- EPC rating: "C" (73/82)
- Viewing highly recommended