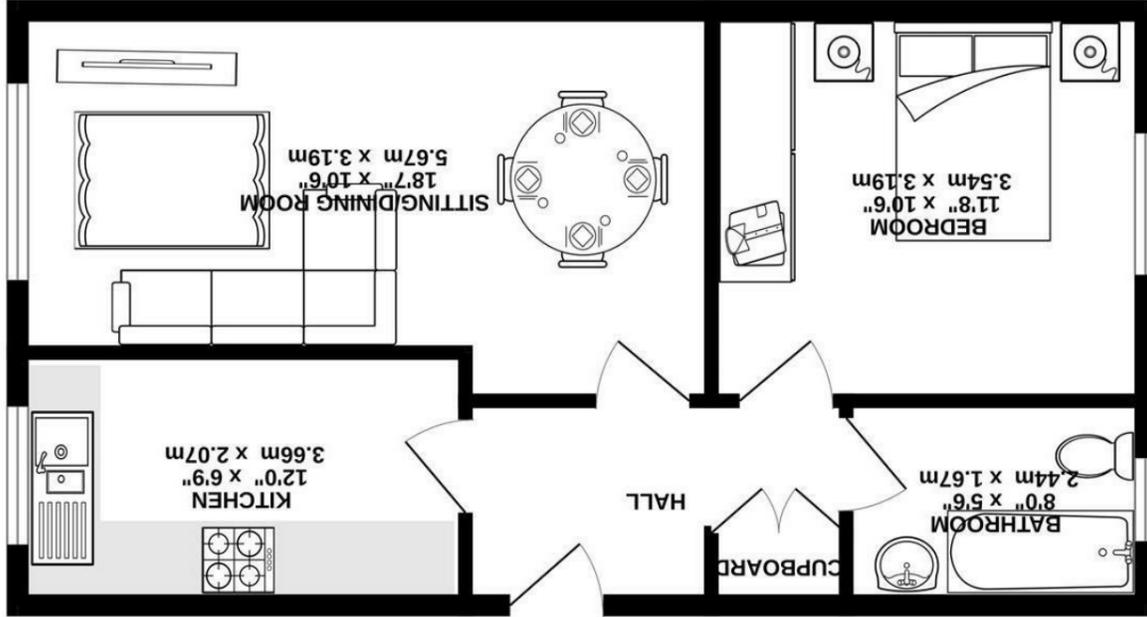


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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**FIRST FLOOR**  
 482 sq.ft. (44.8 sq.m.) approx.

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 67 William Street

Carshalton, SM5 2QE

Price Guide £265,000

Welcome to this charming property located on William Street in the lovely area of Carshalton. This modern 1-bedroom flat is a true gem, offering generously proportioned living space that is perfect for a comfortable lifestyle. The living area is large enough to accommodate a good size suite and dining table, the bedroom is a spacious double whilst the well equipped kitchen and bathroom suites are bright and airy. Externally, the property enjoys the use of clean and well maintained communal hallways, a manicured communal garden to the rear and an allocated parking space in a compound at the rear of the site. Situated close to the station, this property provides easy access to transportation links, making your daily commute a breeze whilst the long lease (103 years unexpired on the current term) ensures stability and peace of mind for the future, allowing you to settle in and make this flat your own.

The apartment is being sold with vacant possession - giving you the opportunity to move in swiftly and start enjoying all that this property has to offer. Whether you are a first-time buyer, looking to downsize, or seeking an investment opportunity, this flat is sure to meet your needs! Don't miss out on the chance to own or rent this wonderful property in Carshalton. Contact us today to arrange a viewing and take the first step towards making this flat your new home.

In accordance with the Estate Agents Property Act 1991, we declare that there is an existing relationship between the owner of this property and Silverman Black.

- A spacious and well presented one bedroom apartment located on the first floor of an attractive modern development close to the heart of Carshalton
- Well proportioned living accommodation comprising a large living/dining space, a sizable fully equipped kitchen, a generously proportioned double bedroom and a full bathroom suite
- Security entryphone access to a well maintained hallway, manicured communal gardens to the rear and an allocated parking space located to the rear of the site
- Full Vacant Possession with no onwards chain
- Leasehold - with 103 years left remaining on the current term
- Council Tax Band "C"; EPC Rating "C"
- 0.3 miles (8 mins walk) from Carshalton BR station - giving fast access to Clapham Junction and London Victoria; 200 yards from an excellent local shopping parade, 0.75 miles to Carshalton Village
- Viewing highly recommended - call today to book your appointment

