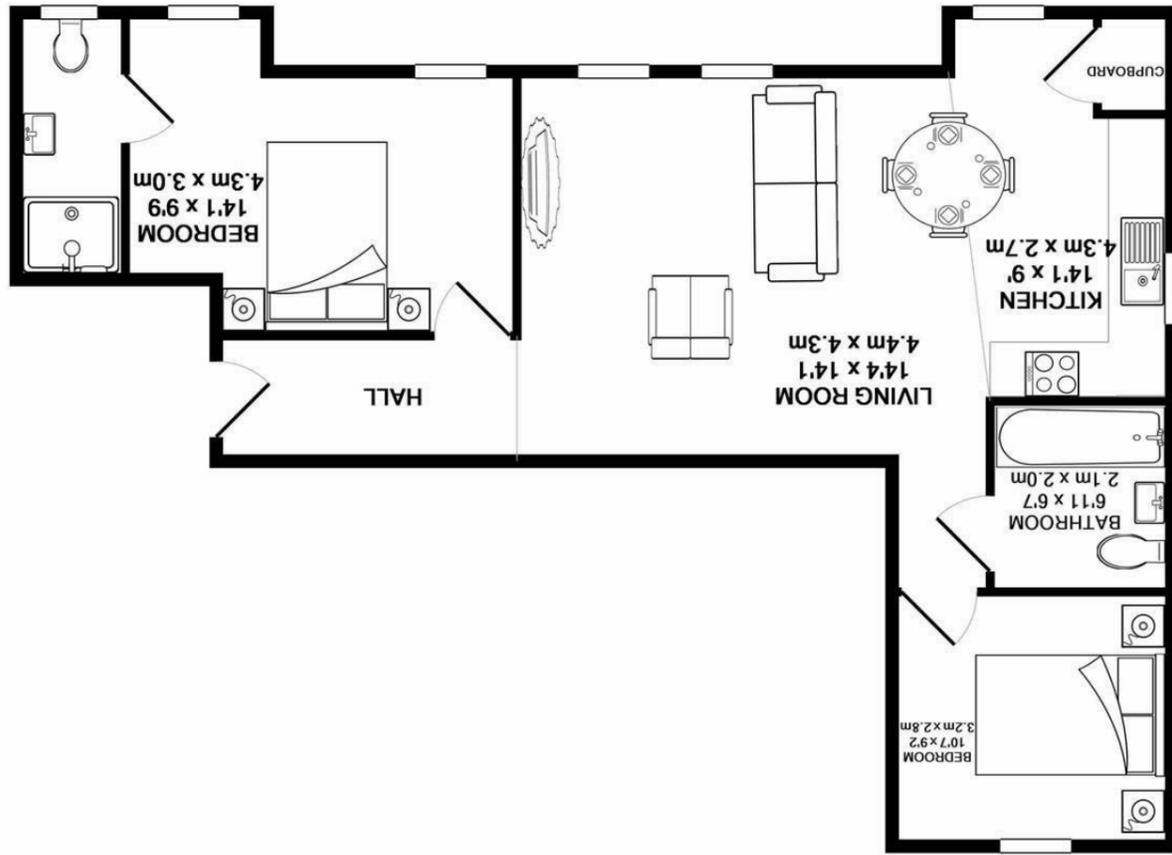


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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 PROPERTY SPECIALISTS





Flat 3 Hamilton House North Street

Carshalton, SM5 2HW

£1,375 Per Calendar Month

Available Immediately - Unfurnished. A spacious two bedroom/two bathroom luxury apartment, forming part of a small, select private development of just six individual flats, located only about 100 yards from Carshalton BR station. Positioned on the first floor of the building, the apartment features a bright open plan living room with a well equipped integrated kitchen suite, two genuine double bedrooms and two good size bath/shower rooms, one of which is ensuite with the slightly larger bedroom. The entire property is stylishly presented and benefits from fully double glazed windows, gas/radiator central heating and a video entryphone system. Externally, there is a secure, gated compound to the rear with one allocated parking space per apartment, a large communal bin store and a cover bike storage area. Beyond this, Carshalton BR station is literally a couple of minutes walk away, whilst Grove Park, Carshalton Ponds and All Saints Church are within 300 yards. Viewing is highly recommended to appreciate this lovely, convenient modern apartment

- Available Immediately - Unfurnished
- A luxury two bedroom/two bathroom apartment located within a couple of minutes walk of Carshalton BR station
- Large open plan kitchen/lounge area with a fully loaded integrated kitchen suite, two genuine double bedrooms & two bathrooms
- Double glazing, gas/radiator central heating, video entryphone system
- One parking space in a secure gated compound to the rear of the building, additional bike storage parking
- Walking distance to Carshalton BR station, Grove Park, The Ponds, All Saints Church and Carshalton Village
- EPC rating: B
- Viewing very highly recommended - so book your viewing today

