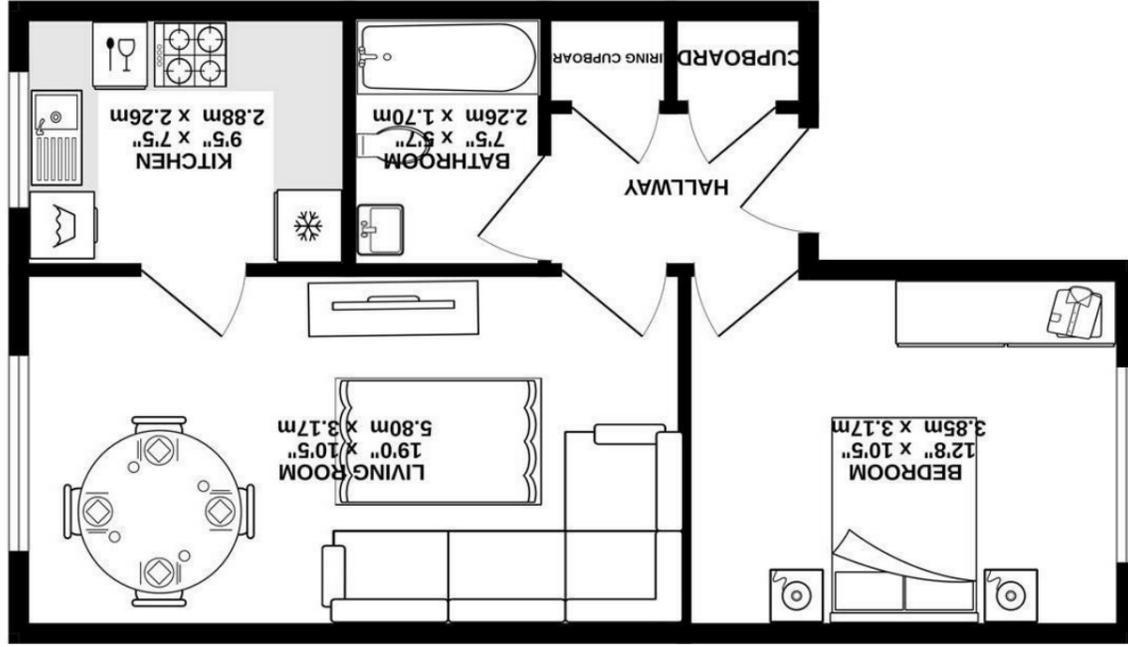


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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**GROUND FLOOR**  
 497 sq.ft. (46.1 sq.m.) approx.





## 10 Sandown Drive

Carshalton, SM5 4LN

**£1,250 Per Calendar Month**

Unfurnished. Available End of October 2023. Silverman Black is delighted to offer this spacious and recently decorated one bedroom ground floor apartment with a garage and additional communal parking. Positioned on a small development at the top of Stanley Road (overlooking the Sovereign Park Estate to the rear), this generously proportioned flat has been recently redecorated. It has a lovely well proportioned kitchen suite fitted and benefits from gas central heating. The entire flat is double glazed. The accommodation features a huge (19 ft x 10'6) living room with views over the communal gardens, a generous double bedroom (12 ft x 10'6) a separate, well equipped kitchen, the bathroom and ample storage, both inside and outside the flat. The communal gardens are located to the rear of the block and afford ample lawns. There is a garage included within the tenancy.

- Available End of October 2023 this delightful One Bedroom Spacious Ground Floor Apartment
- This apartment comes with a garage within the estate which can be used as part of the tenancy
- EPC rating C
- Fully integrated kitchen with appliances
- Carshalton Beeches BR station 0.9 miles/17 mins walk; Wallington High Street is approx 1.1 miles distant; only about 400 yds from the open Surrey countryside
- Sizable communal gardens, security entryphone system, double glazing & ample storage

