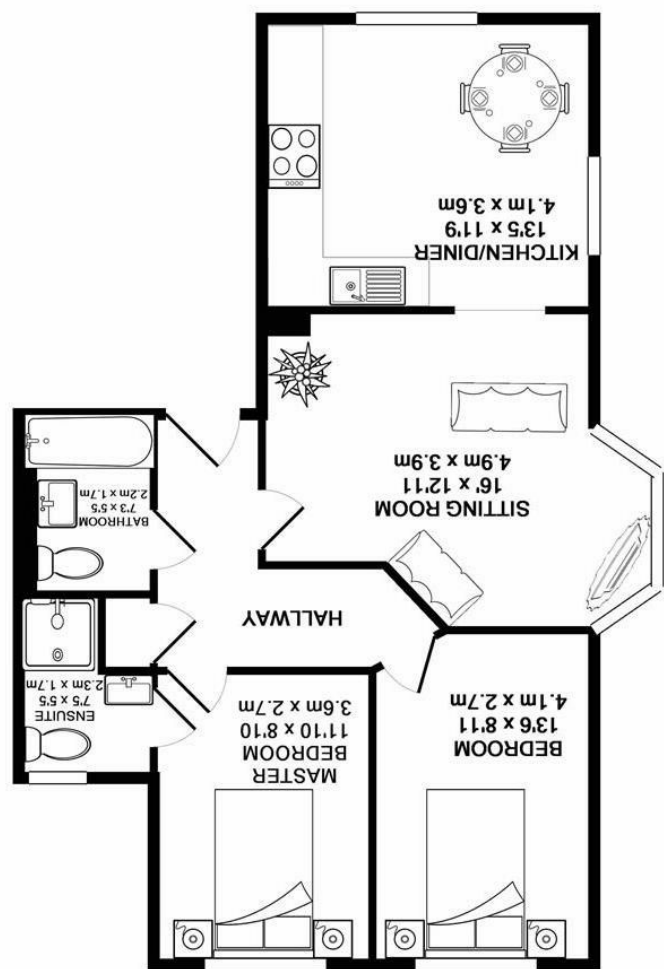


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1 Mayfield House 2 Damson Way

Carshalton, SM5 4BF

£1,650 PCM

Available start of July 2024 - Unfurnished. Built by Bellway Homes on the favoured Mayfield Park development about 10 years ago, Silverman Black is delighted to offer this spectacular 2 bedroom, 2 bathroom ground floor apartment. Located about 13 minutes walk from Carshalton Beeches BR station and around 10 minutes walk from Oaks Park Golf Club and the park, the flat affords a large reception room with a deep bay window, a fully integrated luxury kitchen/dining room with built in appliances, two generously proportioned double bedrooms and two bathrooms - one being an en-suite shower room to the master bedroom, the other being a larger family bathroom facility. Externally, the apartment also benefits from an allocated parking space and tenants would have use of the well maintained communal gardens surrounding. Other benefits include a security entry-phone system, central heating and full double glazing. In terms of local facilities, there is a convenience store on the development, with fuller shopping facilities at Carshalton Beeches (0.7 miles) or in Wallington (approx. 2 miles distant), whilst there are several excellent local schools within easy walking distance - including Stanley Park Juniors, Barrow Hedges and The Oaks High School. Viewing of this exceptional apartment is very highly recommended - so call today to book an appointment



- Available start of July 2024 - Unfurnished
- A light and spacious two bedroom ground floor apartment located on a sought after residential development approximately 13 minutes walk (0.7 miles) from Carshalton Beeches BR station
- Generous living room with a large bay window, a separate kitchen/dining room with a fully integrated kitchen suite
- Two well-proportioned double bedrooms and two bathrooms (one en-suite with the master bedroom)
- Well maintained communal areas and gardens, security entryphone system, allocated parking space
- Gas central heating, double glazing
- EPC rating "C" (75/75); Council Tax Band "D"
- 0.7 miles from Carshalton Beeches Station, under 2 miles to Wallington centre, walking distance of Stanley Park Juniors, The Oaks High School and Barrow Hedges
- Viewing highly recommended - call today to book your appointment

