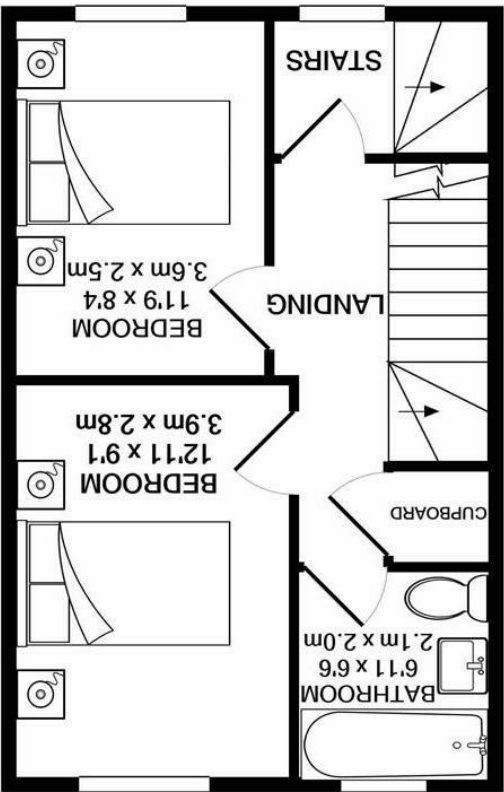
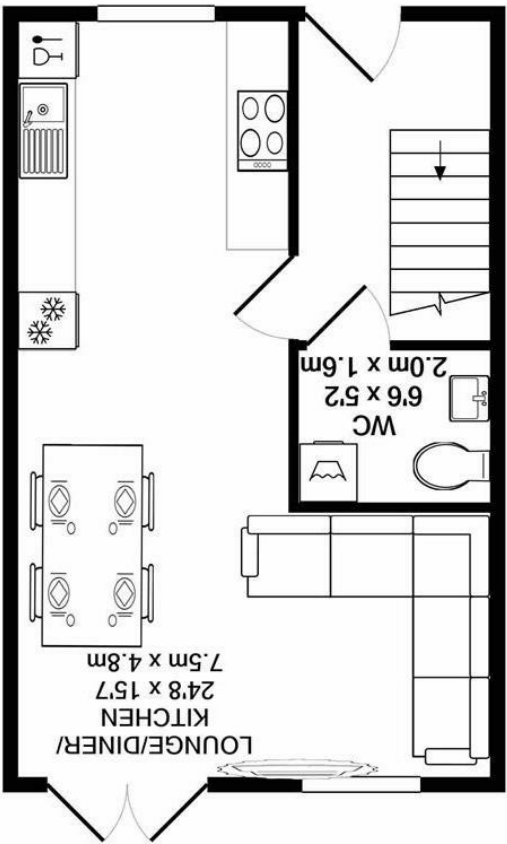


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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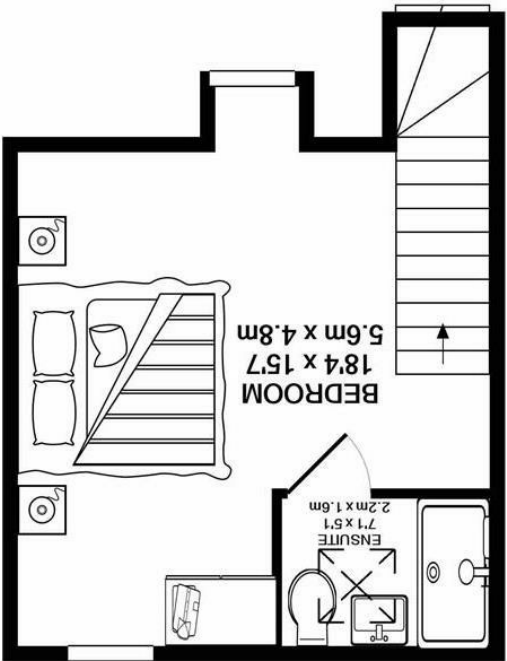
1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)
TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.5 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





4 Upper Courtyard, 44 West Street

CARSHALTON, SM5 2PR

£2,100 Per Calendar Month

Silverman Black are pleased to offer to the rental market this charming clapperboard fronted three bedroom townhouse, located on a small & select private development. The property affords spacious and well-proportioned accommodation spread over three levels featuring a luxury fully integrated kitchen, a spacious west-facing reception room, downstairs WC/utility room, three generous double bedrooms, a fantastic en suite shower room, a family bathroom, a private parking space and a walled patio garden. This high-spec modern residence, needs to be viewed to be fully appreciated. London House itself is a small private "gated" development of only six individual properties, located only about 5 minutes walk from Grove Park, the Ponds and Carshalton Village Centre, and about 200 yards from Carshalton BR station (London Victoria 28 mins). Viewing is highly recommended - Available 9th September 2022.

- Silverman Black are delighted to market this Three bedroom townhouse, located on a small & select private development
- Spacious and well-proportioned accommodation spread over three levels
- 5 minutes walk from Grove Park, the Ponds and Carshalton Village Centre
- About 200 yards from Carshalton BR station (London Victoria 28 mins)
- High-spec modern residence
- London House itself is a small private development
- EPC Rating: Current 85/Potential 94
- Available 9th September 2022
- Council Tax band D

