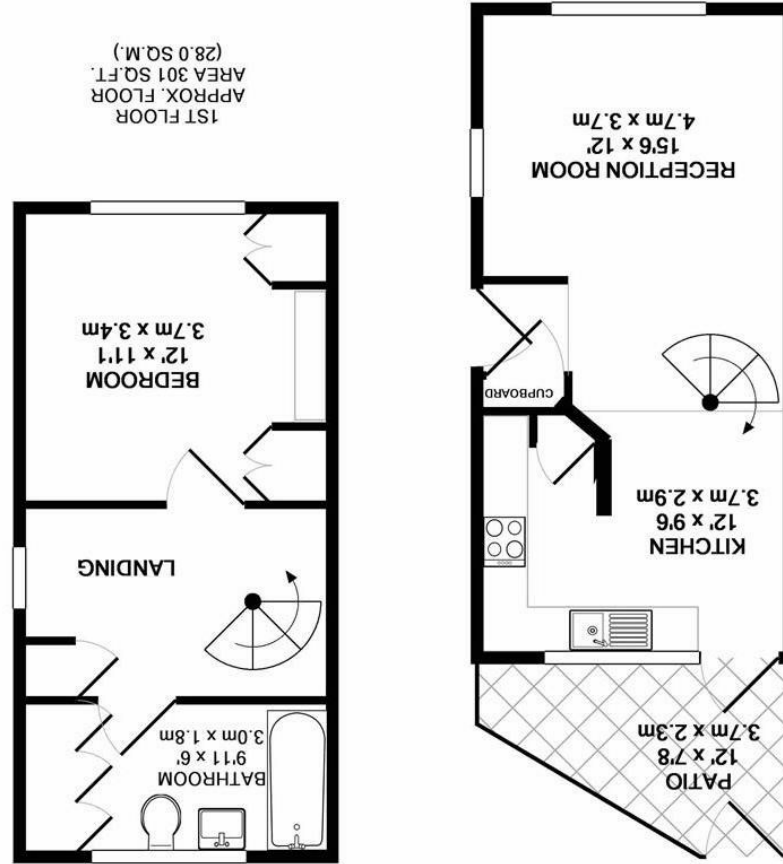


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 301 SQ.FT.  
 (28.0 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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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**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 7 Cedar House

Carshalton, SM5 2HN

**£1,500 Per Calendar Month**

Available Mid October 2024 - Unfurnished. A delightfully quirky, recently refurbished one bedroom end of terrace house for rent located about five minutes walk from Carshalton BR station. Benefitting from a refitted integrated kitchen, double glazing and central heating (gas/rads), the property affords well-proportioned accommodation spread over two floors and features a circular staircase in the centre of the house! The ground floor accommodation incorporates a small entrance lobby, a large open plan living area and a modern fitted kitchen/breakfast room, whilst upstairs there is a generous landing, a large bedroom and a fully equipped bathroom with ample storage. Other benefits include a private off street parking space at the front of the house and a small gated patio garden to the rear.

In terms of location, Carshalton BR station is 0.25 miles away (5 minutes walk) affording easy access to London Victoria & The City. The Village centre, the Ponds, All Saints Church and The Grove (the finest example of a Victorian Urban Park remaining in London) are all around 0.5 miles (10 minutes walk) - with more local shopping facilities available at Wrythe Green, which is 0.3 miles away.

Viewing of this exceptional unit is highly recommended - so call today to book an appointment to visit

- Available Mid October 2024 - Unfurnished
- A delightfully quirky and recently refurbished one bedroom end of terrace house available to rent
- Within a five minutes (0.25 miles) walk of Carshalton Train Station and only 10 minutes walk of Carshalton Village & Wrythe Green
- Accommodation comprises a small entrance lobby, a generous living room and a refitted luxury kitchen/breakfast room on the ground floor with a circular staircase rising to the first floor
- Upstairs there is a sizeable landing, ample storage, a large double bedroom and refitted bathroom facility
- Private off street parking & an enclosed patio garden
- Council Tax Band "C"; EPC rating "C"; Deposit £1557
- Centrally & conveniently located - ideal for commuters
- Viewing very strongly recommended

