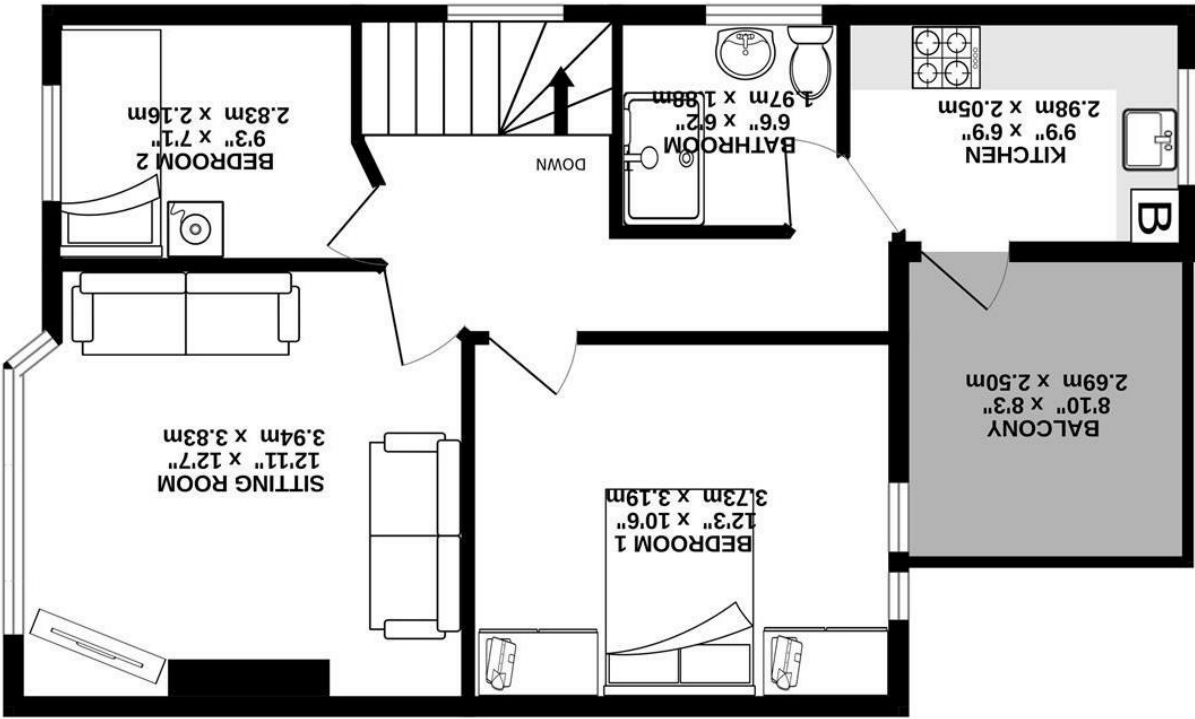


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FIRST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





1 Lavender Close

Carshalton, SM5 3EH

Price Guide £325,000

Silverman Black is delighted to offer this spacious, two bedroom, first floor apartment with private garden and balcony, tucked away in a quiet residential cul-de-sac within walking distance of both Carshalton and Wallington centres. The property is comprises of a private front doorway entering to a small entrance lobby with stairs rising to the landing, a sizable living room with large bay window filling the room with natural light and adequate space for a dining suite, two well proportioned bedrooms (one large double and a good sized single room), a generous bathroom with a large walk in shower and a "L" shaped kitchen providing access to a sunny south-west facing, first floor balcony. The balcony affords ample space for seating/entertaining and has steps down into the private rear garden approximately 30' x 15' which incorporates a 13' x 6' hobbies shed which has power and light run through. Other benefits include gas central heating, double glazing throughout and over 100 years remaining on the current lease. The property is situated approximately 0.5 miles (10 mins walk) from Wallington BR Station and High Street, whilst Carshalton BR Station is 0.8 miles distant (approx 15 mins walk). Carshalton Village centre, The Grove and the Westcroft leisure centre are all under 10 mins walk away. Viewing of this exceptional flat is highly recommended - so call today to book your appointment.



- A spacious and well appointed two bedroom first floor maisonette, close to both Carshalton & Wallington centres with a west facing balcony & a private garden
- Accommodation comprises a private front door & entrance lobby, landing, large reception room with room for a dining suite, integrated kitchen, two well-proportioned bedrooms, family bathroom
- Externally there is a west facing terrace with steps down to a private 30 ft x 15 ft garden which incorporates a large "hobbies" shed which has power & light facilities
- Over 100 years remaining on the current lease
- Double glazing, Gas/Radiator central heating
- Owner is suited with no onward chain
- Wallington town centre and BR station is half a mile distant (10 minutes walk); Carshalton Village & the Westcroft Centre are 0.25 miles away (5 - 8 minutes walk) whilst Carshalton BR station is 0.8 miles away (c 17 minutes walk) across Grove Park
- EPC rating awaited; Council Tax band C
- Viewing highly recommended

