

This floor plan shows a 2-bedroom apartment with a reception room, private patio, and two bathrooms. The layout includes:

- RECEPTION ROOM:** 22'4" max x 16'4" max, featuring a large sofa and a round dining table with four chairs.
- PRIVATE PATIO:** 30' x 8' max, measuring 9.1m x 2.4m max, with a diamond-patterned floor.
- BEDROOM (Top):** 13' max x 9'6" max, measuring 4.0m max x 2.9m, containing a bed and a wardrobe.
- BEDROOM (Bottom):** 11' x 8'6", measuring 3.4m x 2.6m, containing a bed and a wardrobe.
- BATHROOM (Top):** 6'3" x 5'2", measuring 1.9m x 1.5m, containing a bathtub, toilet, and sink.
- BATHROOM (Bottom):** 8'1" max x 5'4", measuring 2.5m max x 1.6m, containing a shower, toilet, and sink.
- HALL:** Two hallways connect the rooms, with built-in cupboards in the central area.
- KITCHEN:** Located on the right side, featuring a sink, stove, and refrigerator.

A photograph of a three-story brick house with a bay window and a small balcony. The house is surrounded by a green lawn and a dense hedge. A paved path leads to the front door.



Flat 2 Morgan Court 19 Rochester Road

CARSHALTON, SM5 2LB

£385,000

Silverman Black is delighted to offer this spacious and well presented two bedroom, two bathroom luxury garden apartment to the market, positioned within the landmark Morgan Court development, just 50 yards from Carshalton BR station. A ground floor unit located at the rear of the building with a substantial private patio garden, the apartment offers a large, bright dual-aspect living room with a fully integrated luxury kitchen incorporating a central "island" and double French doors to the patio, a sizable master bedroom suite with several built in wardrobes, a full ensuite bathroom and further French doors onto the rear terrace, a generously proportioned second double bedroom, a family cloak/shower room and ample built in storage. Externally there is a 30 ft x 8 ft private patio/terrace running the full length of the flat with access into well maintained communal gardens and private allocated resident's parking. Other benefits include full double glazing & central heating, a security entryphone system and a long lease with around 105 years unexpired. Morgan Court is located at the junction of North Street & Rochester Road, almost directly opposite the entrance to Carshalton BR station, but only about 100 yards from Grove Park and about five minutes walk from All Saints Church and the centre of Carshalton Village. Viewing is very highly recommended - so call today to book your appointment.



- A "commuters dream"! This delightful garden apartment with two bedrooms & two bathrooms is located only 50 yards from Carshalton BR station
- A bright & spacious contemporary flat featuring a large open plan living room with integrated kitchen, central island and French doors to the rear terrace, a master bedroom with full ensuite bathroom, several wardrobes & further access to the garden
- A generous second double bedroom, a family cloak/shower room, ample storage and a full width (30 ft x 8ft) private garden/terrace
- Well maintained communal garden, allocated off street parking, entryphone system, gas/radiator heating & full double glazing
- Long lease with around 105 years unexpired on the term
- EPC rating: "C" (74/78)
- 50 yards to Carshalton BR station, 100 yards to Grove Park and less than 5 minutes walk into Carshalton Village Centre
- Viewing is strongly recommended - so call today to book your appointment

