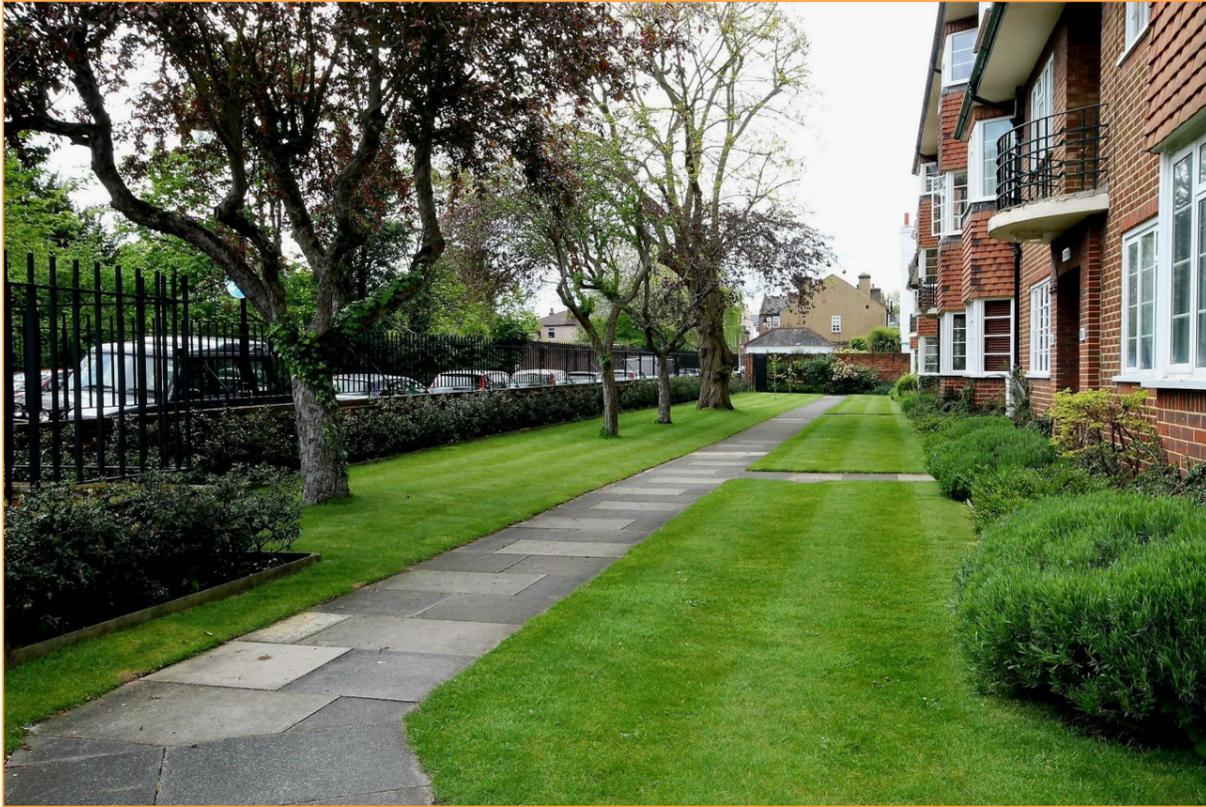


SILVERMAN
BLACK
 PROPERTY SPECIALISTS





Beechwood Court West Street Lane

Carshalton, SM5 2PZ

£290,000

Silverman Black is delighted to offer this spacious two bedroom top floor apartment in the ever popular Beechwood Court development in West Street Lane with no onward chain! Enjoying a sunny southerly aspect directly over the grounds of Sutton's Ecology Centre and located only a five minute walk from Carshalton BR station, this characterful and charming flat was built only about 15 years ago, as part of a redevelopment of Beechwood Court's roof areas, with accommodation comprising a generously proportioned living space which incorporates a well equipped kitchen area, two good size bedrooms (one double/one single) and a full family bathroom. Externally, there is some resident's parking which is available on a "first-come" basis within the gated complex and some beautiful gardens which are maintained by a site manger/handyman. Other benefits include double glazed windows, a security Entryphone system, gas/radiator central heating and a long lease with approximately 110 years to run. Located right in the heart of Carshalton Village, pretty much everything is "close at hand" - within five minutes walk you can be shopping in the High Street, walking in The Grove (reputedly the best example of a Victorian urban park in London), visiting the Ecology Centre or one of several excellent hostelryes or jumping on the train to Central London which is only 28 minutes away on one of the regular fast trains! In our opinion, a good first time purchase or investment, we expect that this apartment will attract interest from a wide spectrum of buyers - so we strongly recommend arranging a visit. Call today to book your appointment.



- A charming and characterful two bedroom top floor apartment in the popular Beechwood Court development
- A private "gated" complex positioned right in the heart of Carshalton - less than five minutes walk from the local BR station
- Accommodation comprises a good size hall, a sizable dual aspect living room with a well equipped kitchen suite, two well-proportioned bedrooms and a family bathroom
- Manicured gardens surrounding maintained by a site manager/handyman, some resident's parking on an ad hoc basis
- Gas/Radiator heating, double glazing, long lease with approx 110 years unexpired on the term
- Council Tax Band B; EPC rating "C" (77/79)
- Facilities located with five minutes walk include: Carshalton High Street & BR station, The Grove & Carshalton Ponds, All Saints church, Sutton Ecology Centre, several excellent hostelryes including The Sun, The Hope, The Greyhound and The Woodman
- Regular buses from outside the development run to Morden Underground (c.20 min ride)
- Viewing highly recommended - so book your appointment today

