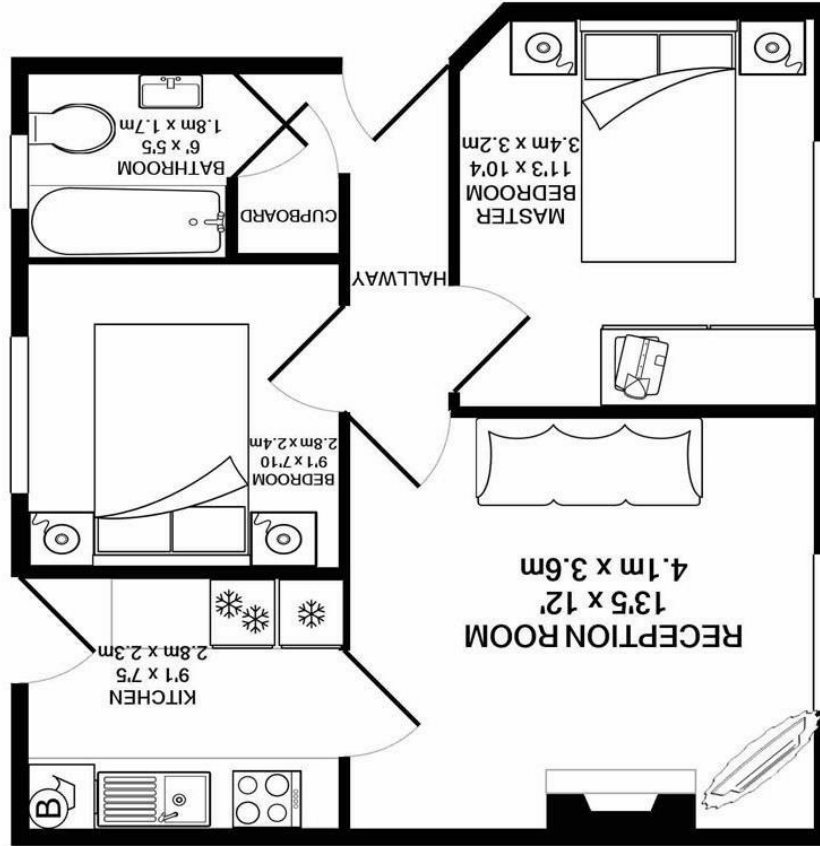


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

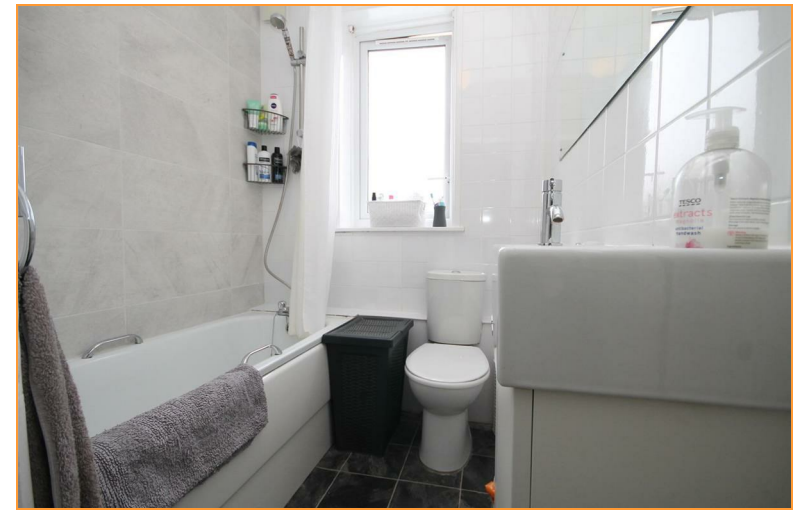
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TOTAL APPROX. FLOOR AREA 504 SQ.FT. (46.9 SQ.M.)



SILVERMAN
BLACK
 PROPERTY SPECIALISTS





16 Shap Crescent

Carshalton, SM5 1LU

£289,950

Got children, pets or just need a large garden - then look no further!! Silverman Black is delighted to offer this spacious and well-presented two bedroom ground floor apartment on the popular St Helier Estate, which enjoys direct access to a large, private, sunny, south-west facing rear garden! The accommodation within the apartment comprises of a good size hallway, a spacious lounge, a modern kitchen facility, two generous bedrooms and a refitted bathroom with a full white suite. Other benefits include full gas fired central heating to radiators, quality flooring throughout, double glazed windows, a security entryphone system and, importantly, a recently extended lease - with around 175 years unexpired on the term. Externally, the rear garden is a particular delight - measuring around 40 ft x 25 ft, enjoying a sunny south-westerly aspect and comprising a substantial patio area, with a good size lawn, large timber shed and a raised BBQ area - perfect for parties (when appropriate!), a quiet glass of wine at the end of the day or "al-fresco" dining in the summer months! In terms of facilities, the area is well served for schools, shops and open spaces, whilst Mitcham Junction BR station offers 4 fast trains per hour to London Victoria (24 mins) & the Tram Link, affording access to East Croydon, Wimbledon & Beckenham, is approximately 1 mile distant. Viewing is highly recommended - so call today to book an early viewing!

- A delightful and well presented two bedroom ground floor apartment with an impressive 40 ft south-west facing rear garden
- Generous & well-proportioned living space incorporating a large lounge, two spacious bedrooms a modern kitchen & refitted bathroom
- Other benefits include full gas fired central heating, double glazing, a security entryphone system, quality floor coverings and a recently extended lease - with around 175 years unexpired on the term
- The rear garden measures approx 40 ft x 25 ft and comprises a large raised patio area, a well maintained area of lawn, a large timber shed and a raised BBQ area.
- The area is private, enclosed & secure - perfect if you have children or pets!
- Excellent local schools & facilities are on hand, whilst Mitcham Junction BR station & Tram Link (giving access to Central London, East Croydon, Wimbledon and Beckenham) are about 1 mile distant - approximately 20 minutes walk
- EPC rating: C (69/73)
- Viewing is highly recommended - so call today to book an appointment

