SILVERMAN BLACK
PROPERTY SPECIALISTS

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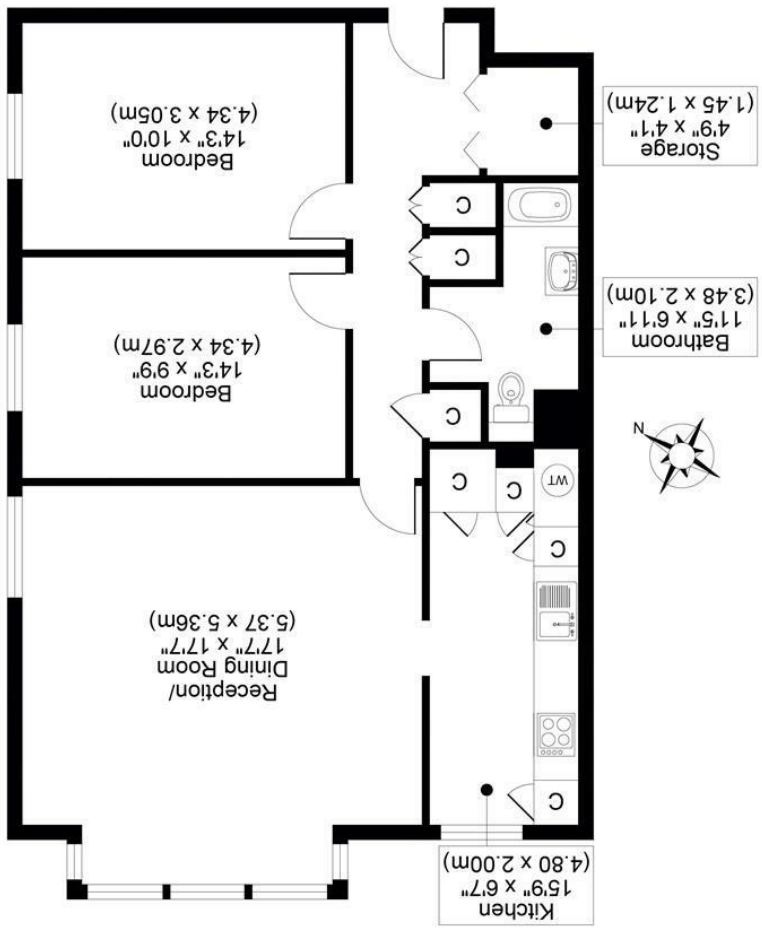
CARLTON TOWERS, NORTH STREET, SM5
TOTAL APPROX FLOOR PLAN AREA 904 SQ.FT (84 SQ.M)



SEVENTH FLOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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131 Carlton Towers North Street, Carshalton, SM5 2EH **Price Guide £350,000**

131 Carlton Towers North Street

Carshalton, SM5 2EH

Price Guide £350,000

Silverman Black is delighted to offer this sumptuous 904 sq ft Penthouse apartment in the landmark Carlton Towers development, enjoying the most amazing views both northwest towards The Shard & Central London and southwest towards the open Surrey countryside. The apartment has been substantially modernised by the current owners and is presented in superb condition, with accommodation incorporating an impressive dual aspect, open plan living room, a completely refitted kitchen with wood effect laminate work surfaces, fitted appliances and ample storage facilities, two generously proportioned double bedrooms and a refitted bathroom with a modern white suite and thermostatic over-bath shower. Other benefits include recently fitted double glazed windows throughout, a new gas/radiator boiler system, recently fitted flooring and ample storage cupboards lining the spacious hallway on entering the apartment. The development has lift services running from the ground floor to the sixth floor - with one further flight of stairs up onto the top floor - beautifully maintained surrounding gardens and gated access to limited communal parking facilities, whilst this apartment also comes with a single garage located en-bloc just to the rear of the site. In terms of facilities, Carlton Towers is a 10 minute walk (0.3 miles) from Carshalton BR station - affording regular, fast trains to Clapham Junction, London Victoria and The City, whilst also offering access to some of the best educational facilities in London - Sutton recently being named as one of the best Borough's in the city for schooling, including 5 Grammar Schools within a four mile radius. There is a fantastic local parade of shops at Wrythe Green - just around the corner - with public transport services from outside the development to Sutton, Purley and Morden, where the Underground network can be accessed. Viewing of this superb apartment is highly recommended - so call today to book your appointment to visit.

- Superb two bedroom Penthouse apartment, located in the landmark Carlton Towers development
- Huge living room with panoramic views both up towards the Shard, and also south towards the open Surrey countryside
- Accommodation comprises: Entrance hall with ample storage, open plan living room, refitted kitchen with integrated appliances, two double bedrooms and a refitted bathroom
- Exceptional decorative condition, quality flooring, fully double glazed windows & a recently renewed gas/radiator central heating system
- Lifts to the sixth floor and one flight of stairs onto the top floor, well maintained surrounding gardens, gated access to communal parking & garage
- Long lease with 138 years remaining on the current term; EPC rating "D"; Council Tax Band "C"
- 0.3 miles/c 10 minutes walk down to Carshalton BR station - easy, fast access to Clapham Junction, London Victoria and The City
- Access to the Borough's award winning educational facilities, including 5 Grammar Schools and some top rated private and independent schools
- Public Transport facilities from outside the development to Sutton, Purley and Morden, where the London Underground can be found
- Viewing of this superb apartment is strongly recommended - so book your viewing today.