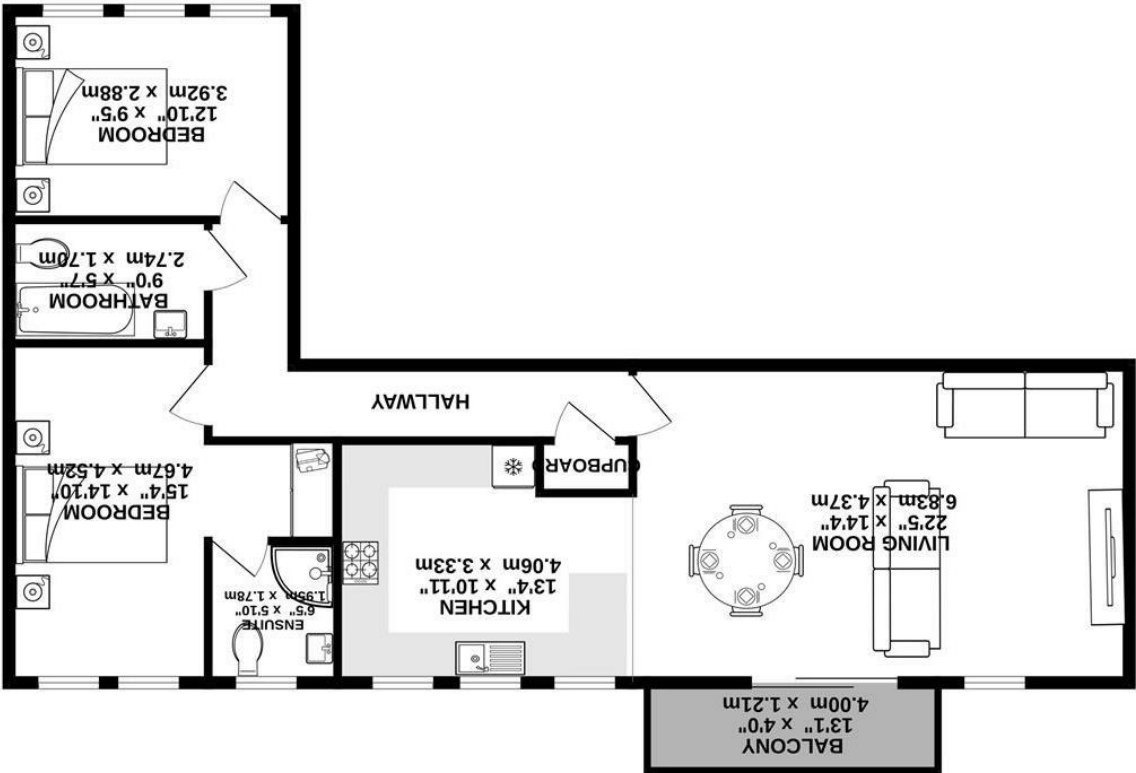


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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
931 sq.ft. (86.5 sq.m.) approx.





Flat 4 Hamilton House 3 North Street

Carshalton, SM5 2HW

Price Guide £365,000

First years S&M charges paid by vendor (Subject to Offer) - Silverman Black are delighted to offer this luxuriously appointed two bedroom/two bathroom apartment located in a small private development just a couple of hundred yards from Carshalton BR station and The Grove. Constructed just 10 years ago and with every unit in the building being unique, Flat 4 is one of the larger apartments at just under 1000 sq ft - with accommodation incorporating a truly generous open plan living area with patio doors opening to a sunny west-facing balcony, a stunning fully integrated kitchen with fitted appliances and moulded Corian work surfaces, a master bedroom suite with a recessed dressing area and a full en-suite shower facility, a further genuine double bedroom and a fully equipped "family" bathroom. Externally, the property has a secure, gated parking compound with one allocated parking space. Other benefits include full gas fired central heating to radiators, double glazed windows and exterior doors and a video entryphone security system. In terms of facilities, Carshalton BR station is just a couple of minutes walk away - affording a fast, regular service to London Victoria via Clapham Junction, whilst the Village centre is a pleasant five minute stroll past The Ponds and across The Grove, which is reputed to be the finest remaining example of a Victorian urban park left in London. The Westcroft Leisure Centre is about 10 minutes walk away - offering two swimming pools, an excellent gym, fitness classes, two sports halls, a coffee shop and the local library. Fuller recreational and shopping facilities are available in Sutton and Croydon which are 2 - 3 miles away but easily accessible by car or public transport. Viewing of this bright, spacious and well appointed apartment is very highly recommended - so call today to book your appointment.



- A luxuriously appointed apartment affording almost 1000 sq ft of living accommodation, located right in the heart of Carshalton and only 200 yards from Carshalton BR station
- Huge open plan living/dining room with a sunny west-facing balcony, fully integrated kitchen with Corian work surfaces and breakfast bar, master bedroom with a dressing area and en-suite shower room, further double bedroom & family bathroom
- Allocated parking space in a secure gated compound to the rear of the property
- Gas/Radiator heating, fully double glazed windows and exterior doors, security entryphone system
- Share of Freehold with long lease (approx 115 years remaining on the current term), no ground rent, service charges of £2,334 pa
- *First years S&M charges paid by vendor (Subject to Offer)* - EPC rating "B" (expired); Council Tax Band "D"
- Carshalton BR station less than 5 minutes walk away, the Village centre, the Ponds and The Grove are all within 0.25 miles
- Excellent access to several schools including St Philomenas, Carshalton Girls, St Marys, Victor Seymour and Carshalton Sixth Form College
- Excellent bus services to Sutton, Croydon and the underground station at Morden, accessing the Northern Line
- Viewing highly recommended - so call today to book your appointment to view

