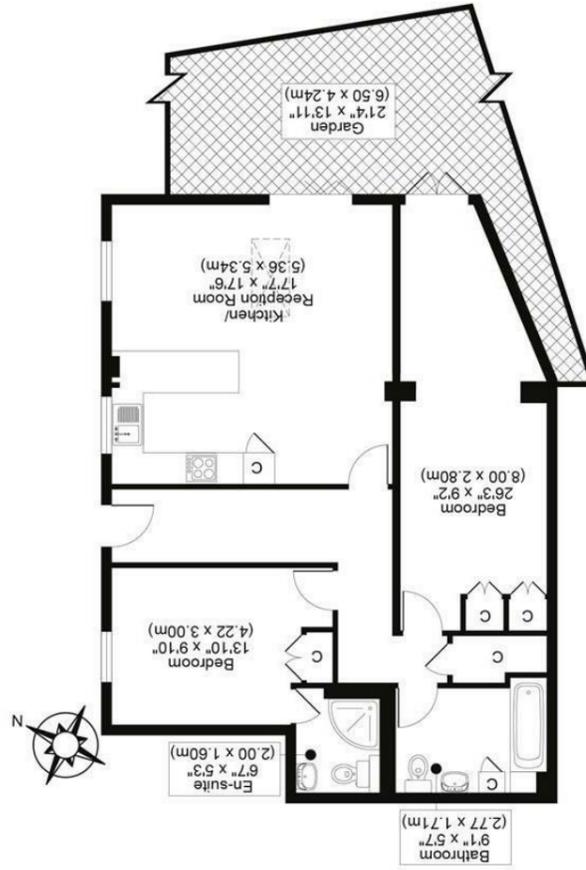




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



**NORTH STREET, SM5**  
 GROUND FLOOR  
 TOTAL APPROX FLOOR PLAN AREA 931 SQ.FT (86 SQ.M)

**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





**Flat 2, 40 North Street**  
CARSHALTON, SM5 2JD

**Price Guide £420,000**

Silverman Black is delighted to offer one of the special apartments which will be sold in Carshalton this year! Affording almost 950 sq ft of internal living accommodation and with direct access to a sunny private rear garden, this charming and characterful conversion apartment has it all! Part of a small, select development of just four luxurious apartments built in 2014 and located right in the heart of Carshalton Village (about 100 m from Carshalton BR station and 200 m from the Ponds/Grove Park), the property features a wonderful open plan living area with a fully equipped kitchen, demarked dining area and a generous living room with bi-fold doors directly onto the garden. In addition, the apartment offers a stunning master suite comprising a generous bedroom and an ensuite sitting area with doors to the garden, a second spacious double bedroom with an ensuite shower room and a "fully loaded" family bathroom. Add into the equation, high quality fixtures and fittings, full double glazing with two skylights, quality flooring, full central heating, a long lease (around 118 years) and a parking space and you have a very special property on your hands with real "wow factor". Overall, we would suggest that words will struggle to fully convey what a beautiful flat this is - so we would strongly recommend visiting to experience the property for yourself!



- One of the best apartments that will be offered for sale in Carshalton this year!
- A truly exceptional two bedroom/two bathroom ground floor "garden" apartment located in a select private development only 100 m from Carshalton BR station
- Generously sized and well proportioned living accommodation featuring a wonderful open plan living area with a "fully loaded" kitchen and bi-fold doors directly into the rear garden
- Fantastic master bedroom with ensuite sitting room area; generous second double bedroom with ensuite shower room, large family bathroom
- Ample storage, full double glazing & central heating, entryphone system, long lease (around 118 years), allocated parking space & garden
- EPC rating: B (85/85)
- Viewing very highly recommended - so call us today to book your appointment

