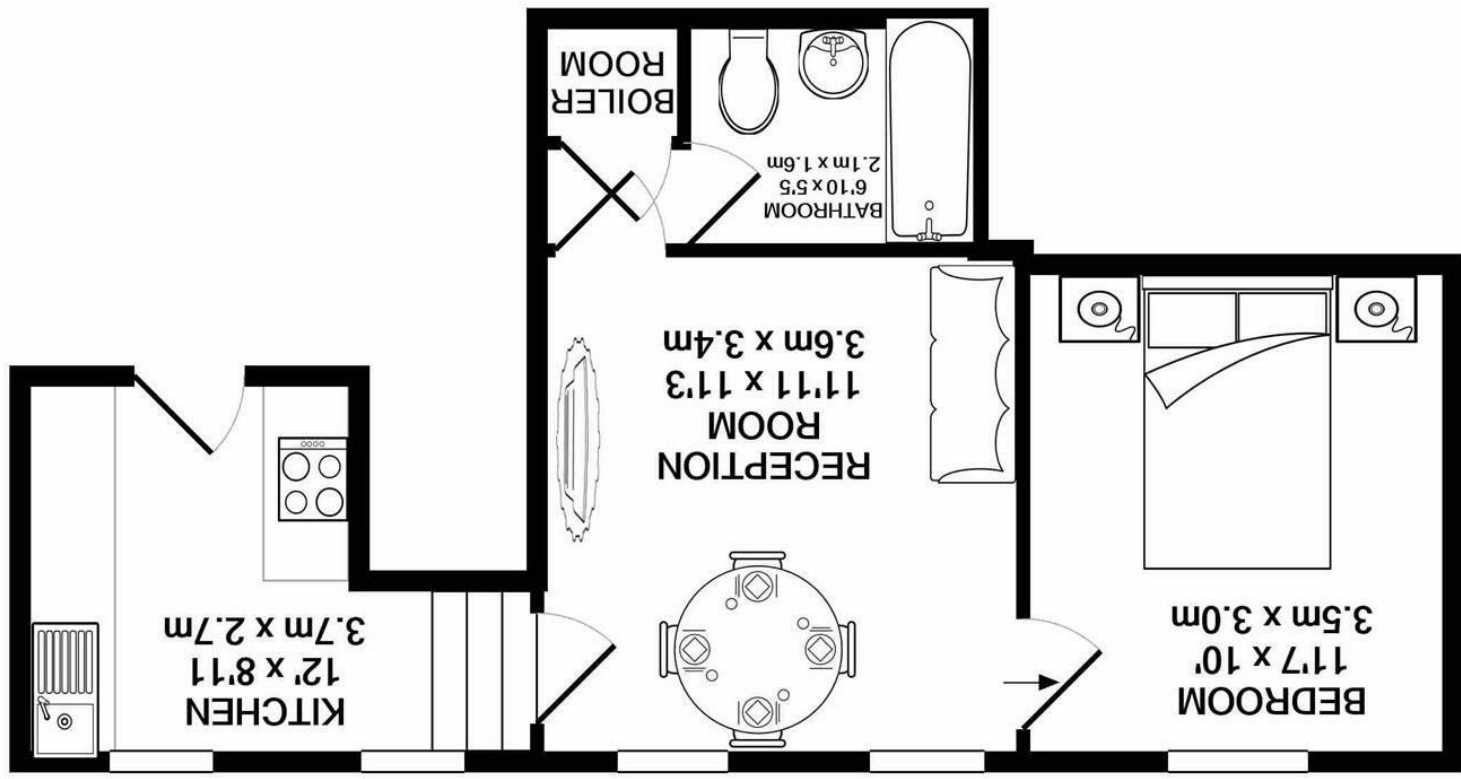


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 392 SQ.FT. (36.4 SQ.M.)



SILVERMAN
BLACK
PROPERTY SPECIALISTS





14b High Street

Carshalton, SM5 3AG

£245,000

Silverman Black is delighted to offer this unique and charming one bedroom Loft Style apartment located in the heart of Carshalton Village. A recent addition to a former Bank building on the High Street, the apartment is largely a "new construction" with accommodation interestingly spread over three different levels - entering the flat you walk into a brand new, luxuriously appointed kitchen facility, with steps up to a large, bright reception room with two windows overlooking Carshalton Ponds, and a further step up to a generously proportioned double bedroom - whilst the bathroom suite is accessed via a small inner hallway behind the living room. The property is double glazed and centrally heated with the main rooms enjoying vaulted ceilings - which enhance the feeling of light & space internally - and the apartment comes with a brand new 125 year lease. The shopping facilities, bars & restaurants on the Village centre are only yards away, with the Ponds, Grove Park and All Saints Church less than 100 yards distant. Carshalton BR station is a short five minute stroll across Grove Park (c 0.2 miles), whilst Carshalton Beeches BR station is only 0.75 miles distant (16 minutes walk). A truly unique, charming & characterful property - an ideal first time purchase, pied a terre or investment, which we strongly recommend viewing - so call today to book your appointment.



- A unique and charming one bedroom Loft Style apartment located in the heart of Carshalton Village with views over The Ponds
- Largely newly constructed - so ready to move straight into!
- Characterful accommodation spread over three different levels - the luxury kitchen on the entrance level, a bright living room and bathroom on the middle level and bedroom on the top level
- Vaulted ceilings, fantastic views, exceptional village centre location
- Full central heating to radiators, double glazing, brand new kitchen & bathroom facilities
- EPC rating: TBC
- New 125 year lease & immediate vacant possession
- Ideal first time purchase, pied a terre or investment
- Call today to book your appointment

