

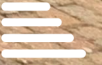




HUNTERS[®]
HERE TO GET *you* THERE

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West Street Lane, Carshalton

£335,000



This splendid apartment on West Street Lane offers a perfect blend of modern living and comfort. Set within a superb gated development, this property boasts the added benefit of a dedicated caretaker, ensuring a secure and well-maintained environment for its residents.

Converted in 2008 within part of a highly regarded existing development, this apartment spans an impressive 1,123 square feet (eaves restricted height in some areas), providing ample space for both relaxation and entertaining. The layout features a welcoming reception room that flows seamlessly into the well-appointed kitchen, which comes complete with all appliances, making it ideal for those who enjoy cooking and hosting.

The apartment comprises two generously sized double bedrooms, each thoughtfully designed with fitted wardrobes to maximise storage space. The two bathrooms are modern and stylish, catering to the needs of both residents and guests alike.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231
carshalton@hunters.com | www.hunters.com



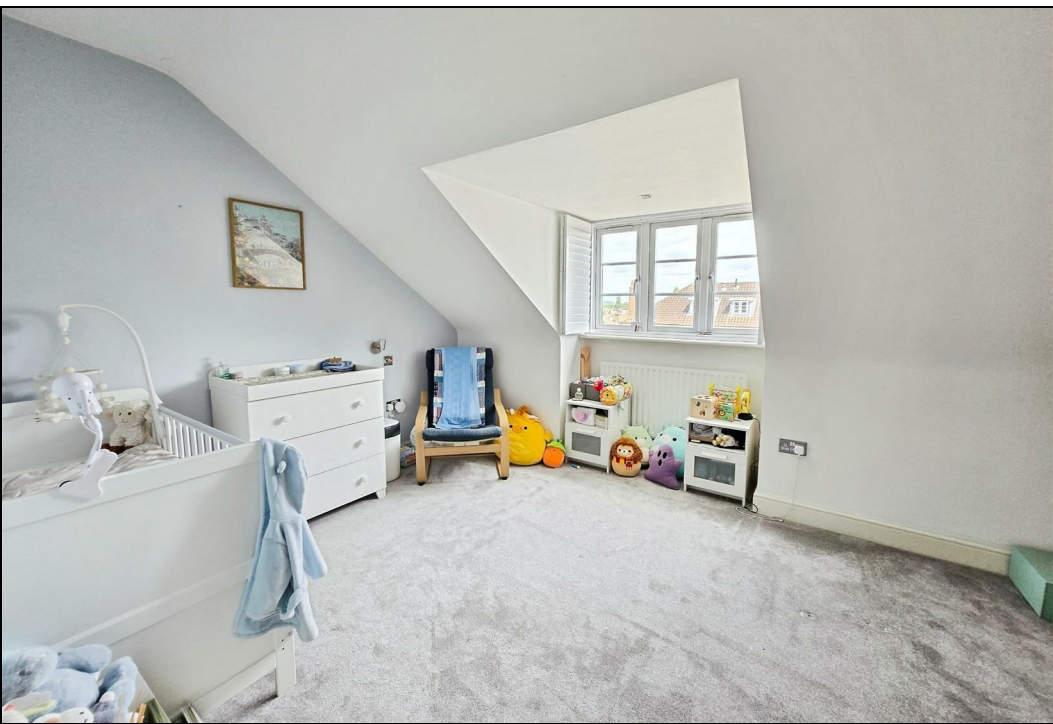
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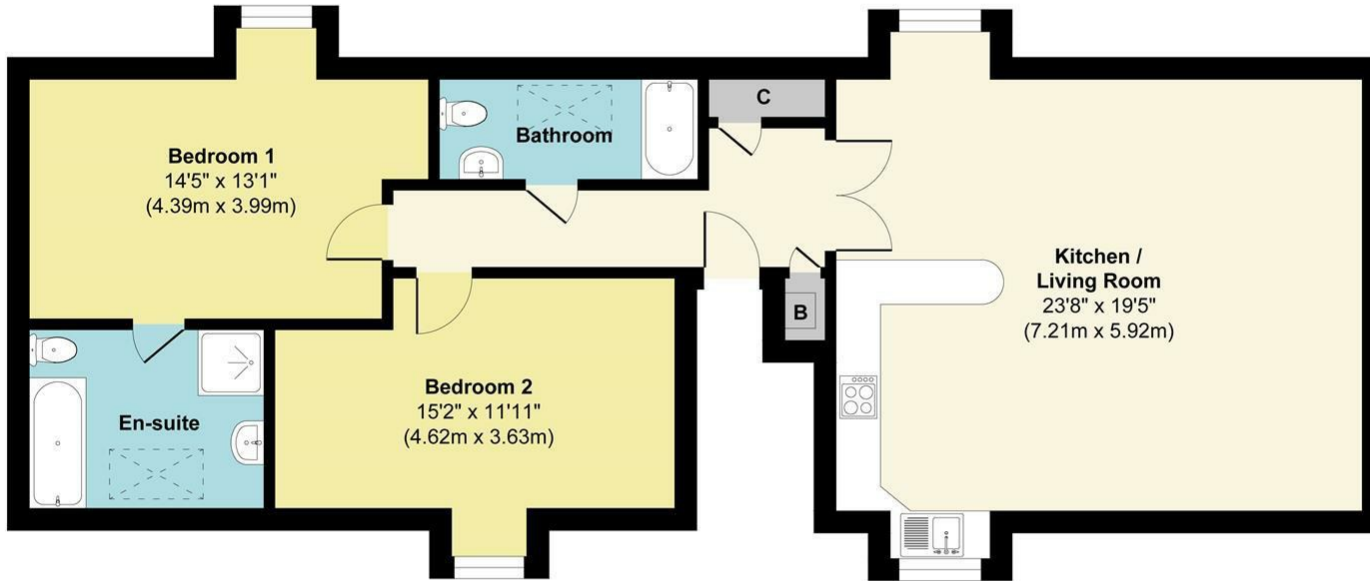


KEY FEATURES

- THIRD (TOP) FLOOR
- RESIDENTS PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FITTED WINDOW SHUTTERS
- FITTED WARDROBES
- BUILT IN STORAGE
- PRAM SHED AVAILABLE TO RENT





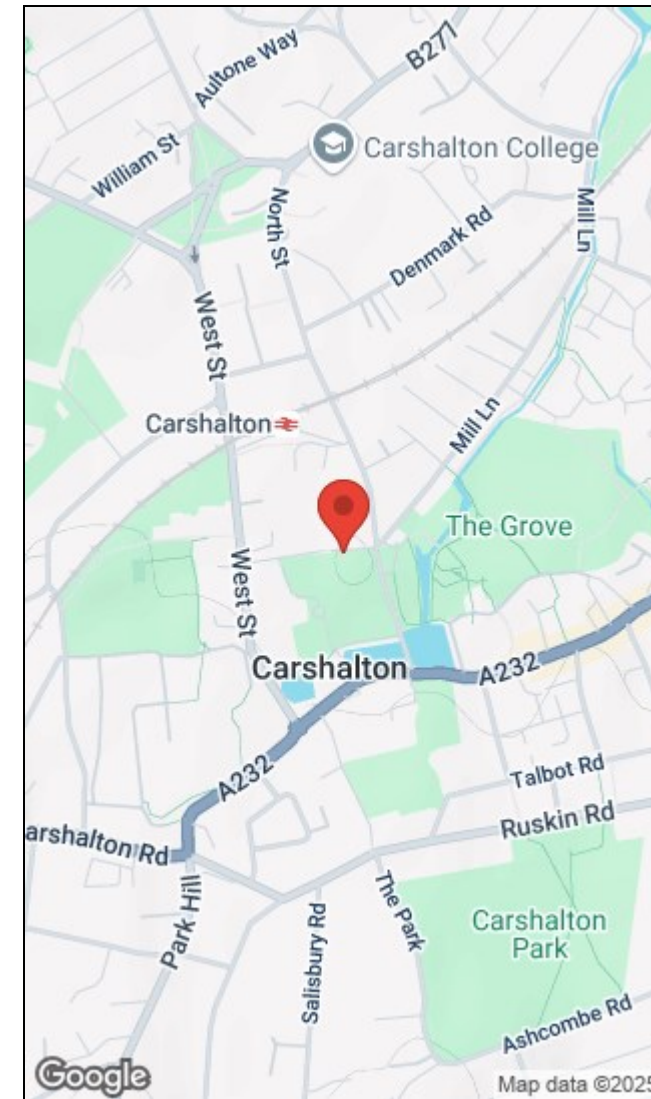


Floor Plan

Approx. Gross Internal Floor Area 1123 sq. ft / 104.33 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
83	83				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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