



PHILIPS CLOSE
FLATS N-15

HUNTERS[®]
HERE TO GET *you* THERE



Philips Close, Carshalton

£220,000



EXTENDED LEASE AND NO ONWARD CHAIN! - This spacious, one bedroom flat is one of the larger style in the development so benefits from an 18'8 x 10'3 lounge and a good-size double bedroom.

Situated on the top floor with a loft, there is plenty of space for storage. The ample parking available ensures that you will never have to worry about finding a space for your vehicle.

One of the standout features of this property is the extended lease, offering peace of mind and security for the future. Additionally, the fact that there is no onward chain means a smoother and quicker process for potential buyers.

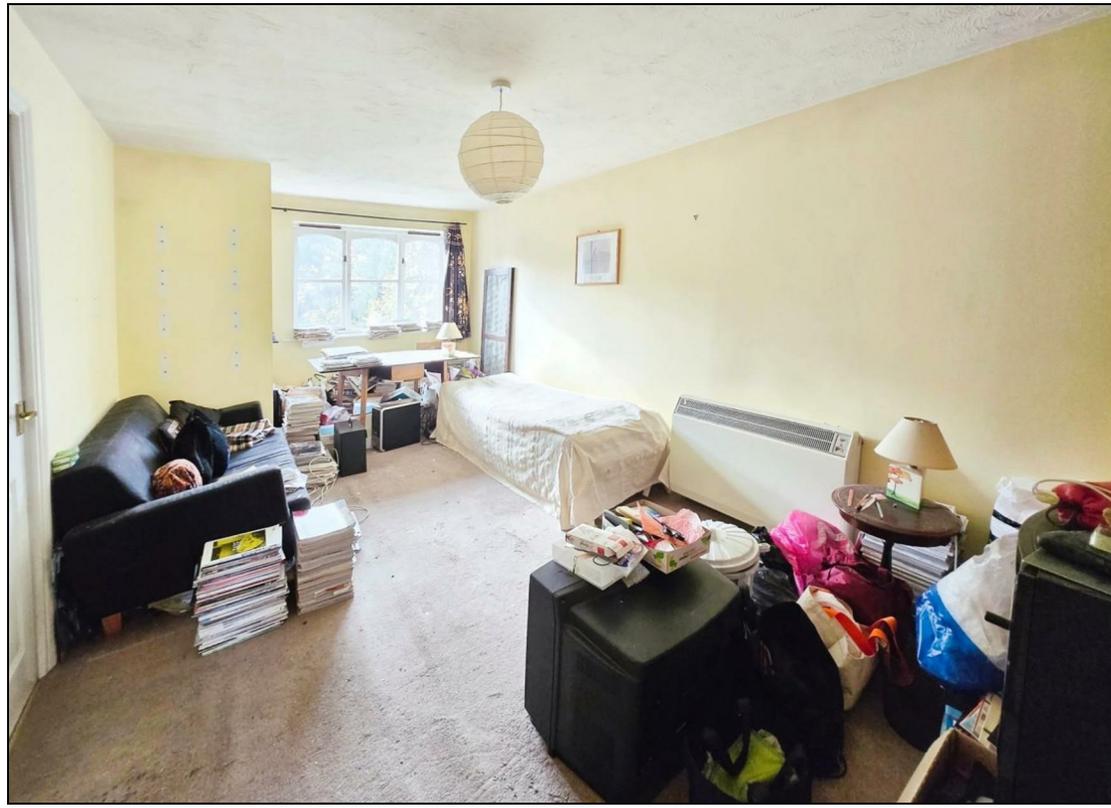
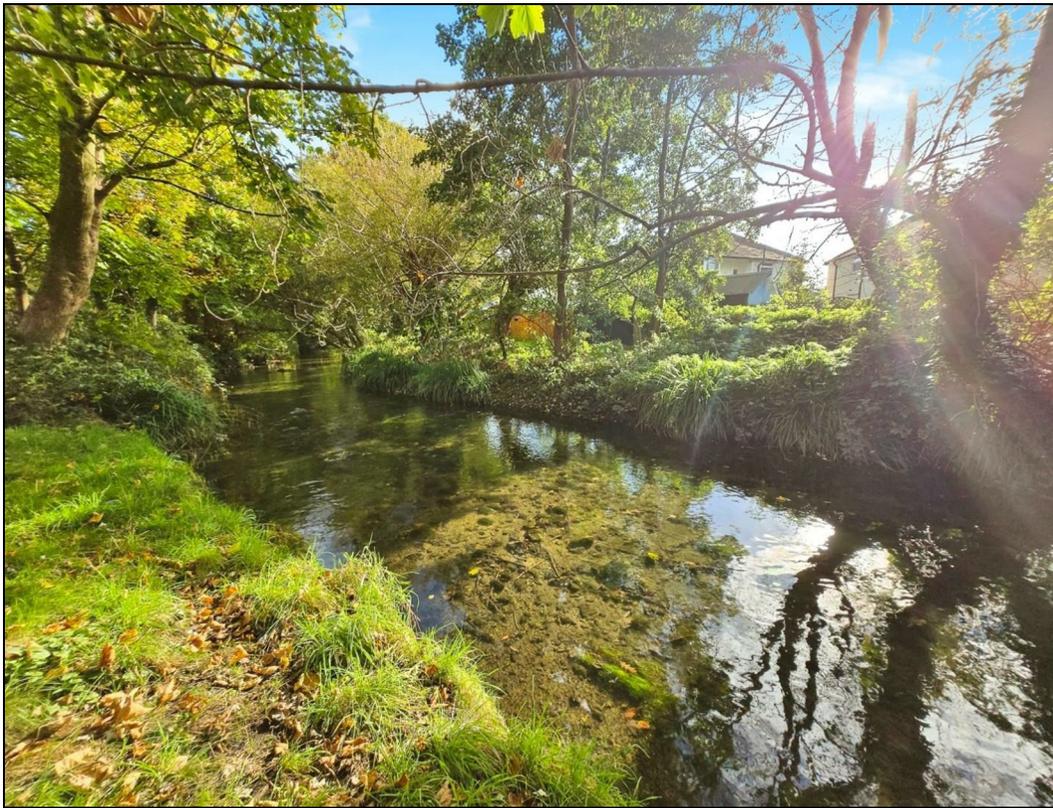
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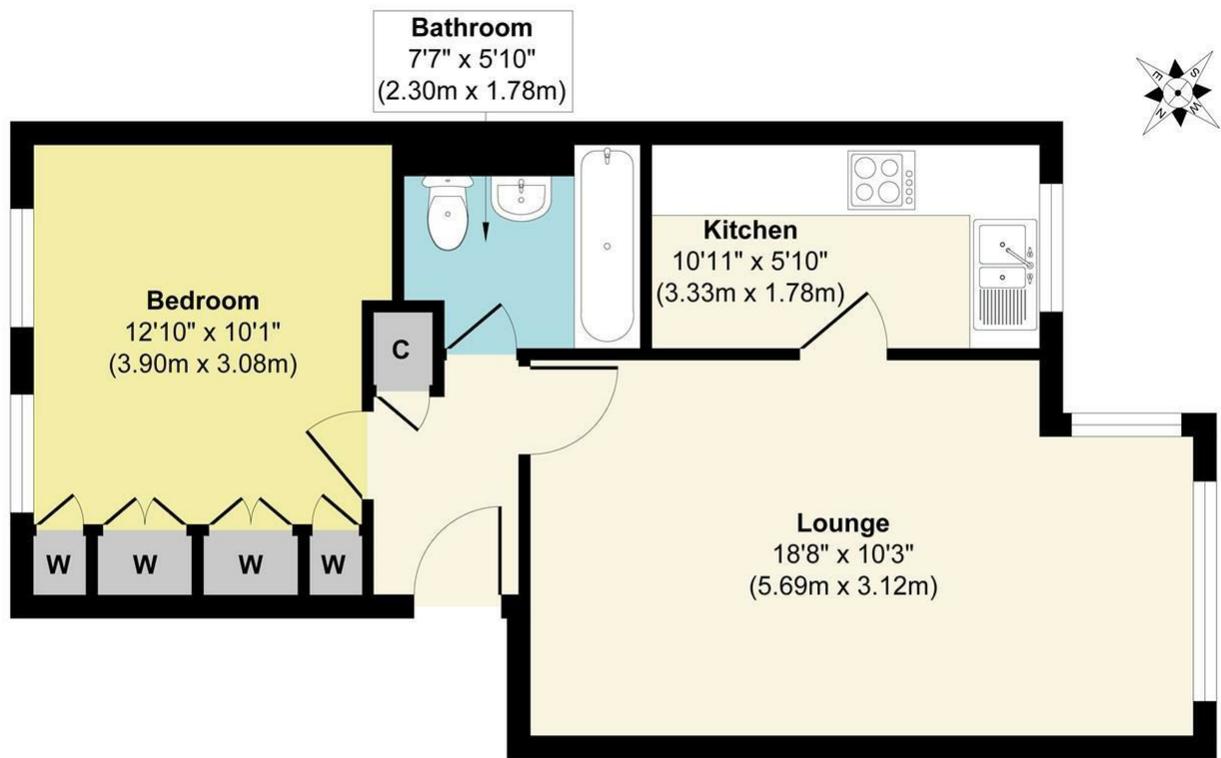
KEY FEATURES

- TOP FLOOR WITH LOFT
- CLOSE TO HACKBRIDGE STATION
- CLOSE TO THE WANDLE TRAIL
 - DOUBLE BEDROOM
 - LARGE LOUNGE
 - AMPLE PARKING
 - EXTENDED LEASE
 - NO ONWARD CHAIN





Phillips Close, SM5

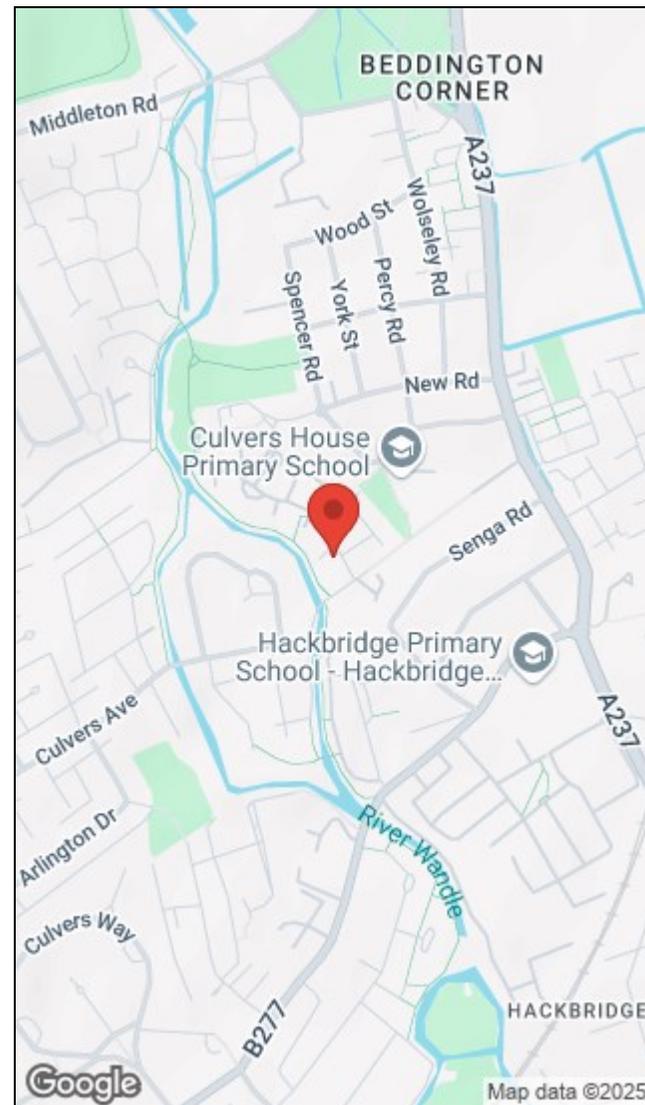


Second Floor

Approx. Gross Internal Floor Area 449 sq. ft / 41.74 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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		72	77
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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