



**HUNTERS®**  
HERE TO GET *you* THERE



**HUNTERS®**

HERE TO GET *you* THERE

# William Street, Carshalton

£215,000



NO ONWARD CHAIN! Hunters are pleased to bring to the market this lovely ground floor apartment, ideally located in the heart of Carshalton.

The flat offers a bright and comfortable living space with a generous reception room that's perfect for relaxing after a long day, along with a well-sized bedroom that provides a calm and cosy place to unwind. Recently redecorated and fitted with new carpets, the apartment is in great condition and ready to move straight into.

Other benefits include gas central heating, as well as the added bonus of allocated parking — a real plus in such a convenient central location. Carshalton Station is just 0.3 miles away, making this an excellent choice for commuters, and a great selection of local shops and amenities are all close by for everyday essentials.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
[carshalton@hunters.com](mailto:carshalton@hunters.com) | [www.hunters.com](http://www.hunters.com)



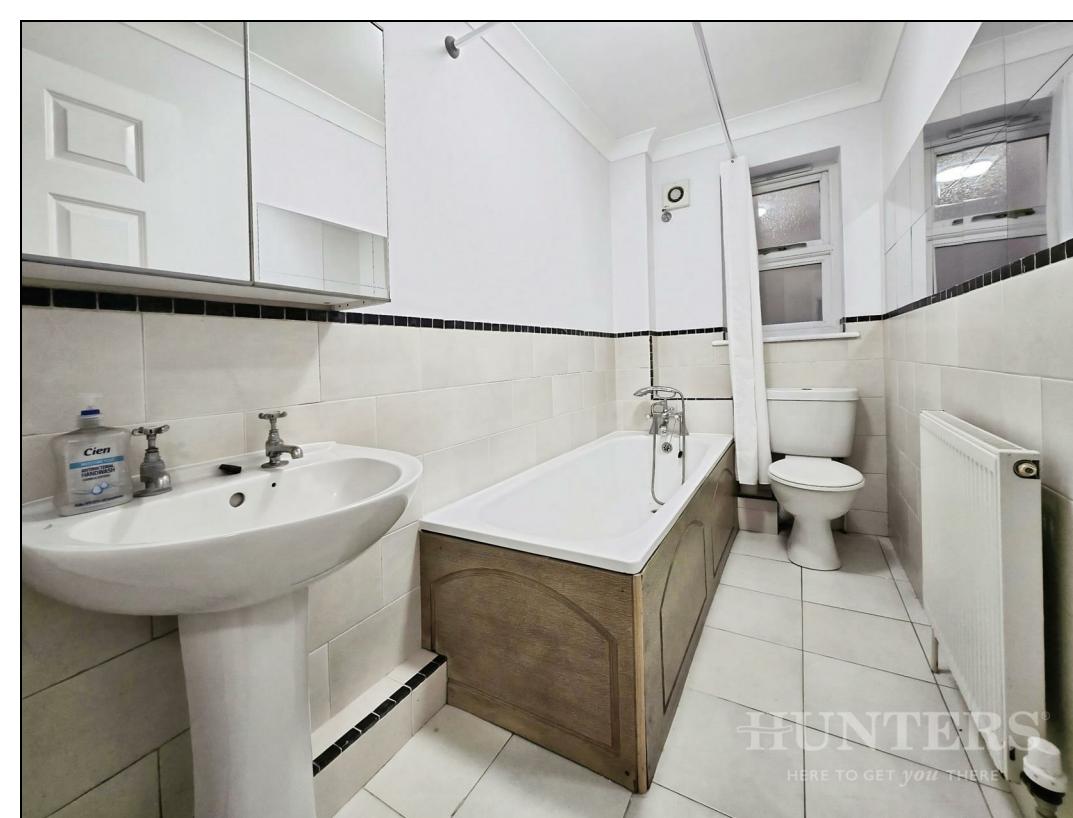
This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE. | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.

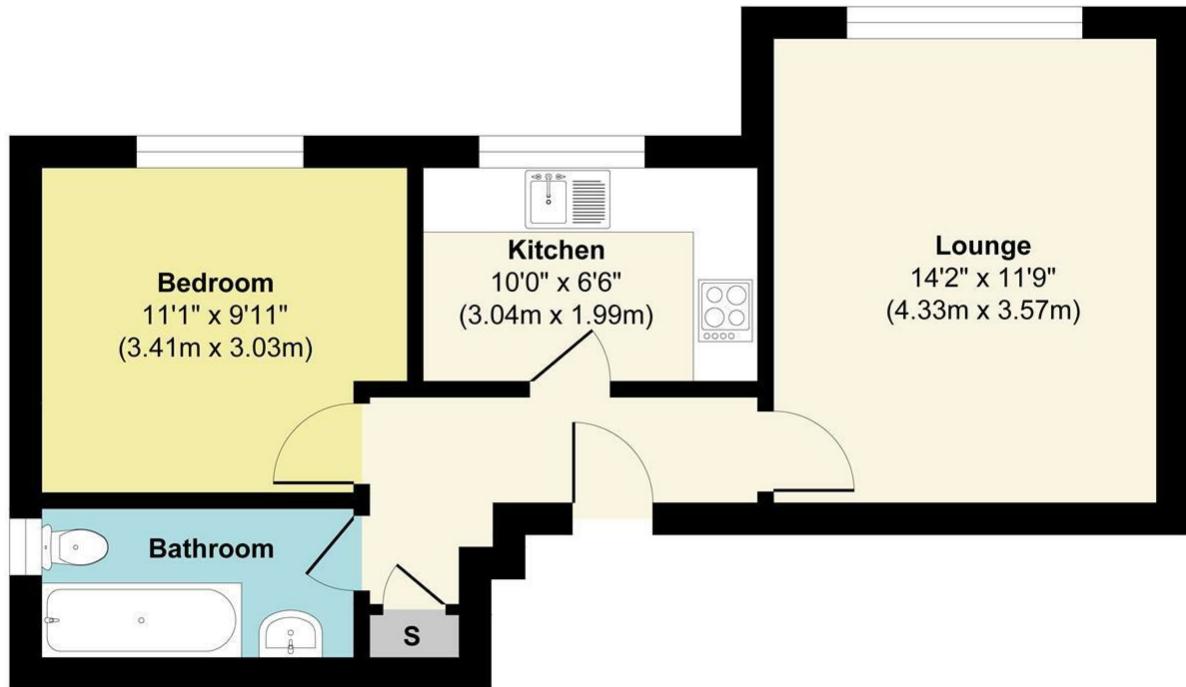


## KEY FEATURES

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- RECENTLY REDECORATED
- EXCELLENT TRANSPORT LINKS
- ALLOCATED PARKING
- CARPET RECENTLY REPLACED
- FITTED CUPBOARD IN HALLWAY
- DOUBLE GLAZING







Floor Plan

Approx. Gross Internal Floor Area 458 sq. ft / 42.55 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](http://designimperial.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
[carshalton@hunters.com](mailto:carshalton@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by The Tickner Partnership | Trading Address: 92 High Street, Carshalton, Surrey, SM5 3AE | Partnership England and Wales | VAT No: 383 0806 25 with the written consent of Hunters Franchising Limited.