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Vellum Drive, Carshalton, SM5 2TP | £1,600 Per Calendar Month  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

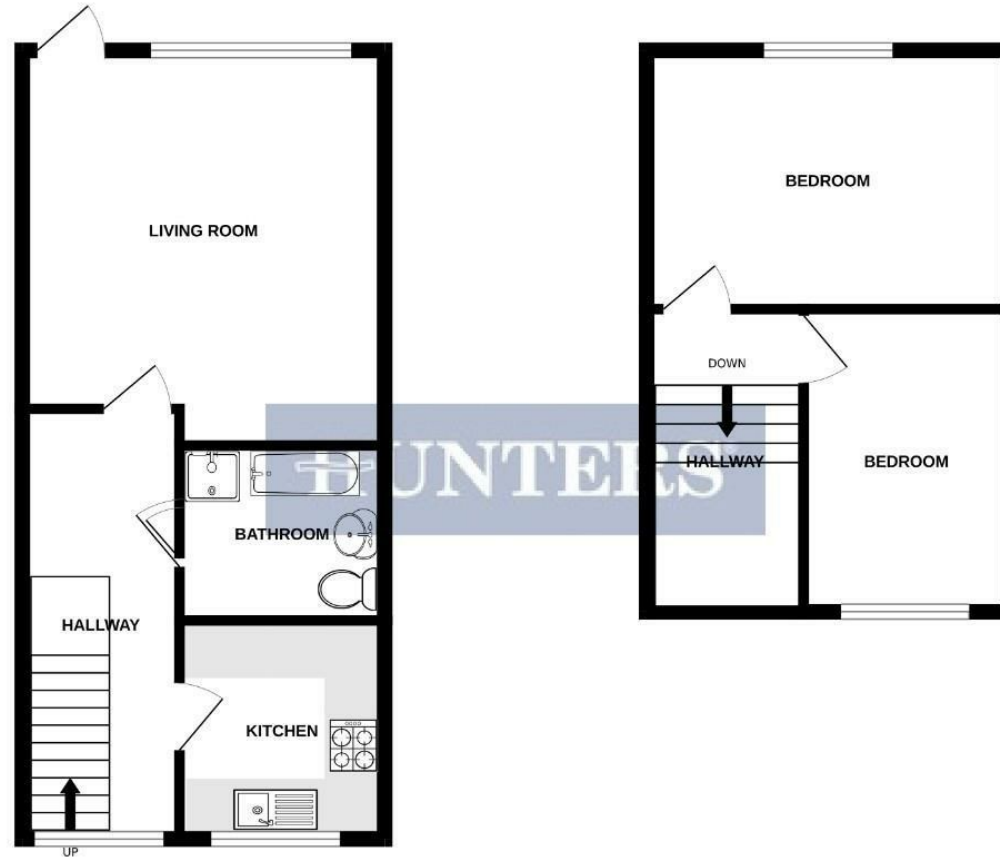
**A well presented unfurnished two bedroom split level maisonette situated in a quiet residential area of Carshalton.**

**The property is neutrally decorated throughout and comprises with a large reception room, separate modern fitted kitchen a family bathroom to the first floor. The second floor offers two double bedrooms. Furthermore, there is a private garden to the front with an integrated storage area to the property as well as a balcony attached to the reception room on the first floor.**

**Close to local amenities and excellent transport links. Viewings are highly recommended and available from mid August.**

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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